



## AlaFile E-Notice

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ORDER 1/6

58-CV-2021-900506.00

Judge: LARA M ALVIS

To: EARLEY JIMMY RAY JR  
jim@stanley-law.com

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# NOTICE OF ELECTRONIC FILING

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IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

R&D LLC V. SOUTH GRANDE VIEW DEVELOPMENT CO INC  
58-CV-2021-900506.00

The following matter was FILED on 10/26/2023 4:29:38 PM

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MARY HARRIS  
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10/26/2023 4:29 PM  
58-CV-2021-900506.00  
CIRCUIT COURT OF  
SHELBY COUNTY, ALABAMA  
MARY HARRIS, CLERK

**IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA**

R&D LLC,	)	
Plaintiff,	)	
	)	
V.	)	Case No.: CV-2021-900506.00
	)	
SOUTH GRANDE VIEW	)	
DEVELOPMENT CO INC,	)	
PNC BANK NATIONAL ASSOCAITON,	)	
Defendants.	)	

**ORDER**

For good cause shown, Plaintiff's Motion for Relief from Judgment is hereby GRANTED. The Order entered on June 23, 2023 [Document 61] is hereby SET ASIDE and held for NAUGHT. Said Order is hereby REPLACED with the following:

More than thirty (30) days having passed since the Defendants SOUTH GRANDE VIEW DEVELOPMENT CO INC. and PNC BANK NATIONAL ASSOCIATION were served with process, Plaintiff's motion for a Default Judgment and Quiet Title is hereby GRANTED.

It is ORDERED, ADJUDGED, and DECREED that Defendants SOUTH GRANDE VIEW DEVELOPMENT CO INC. and PNC BANK NATIONAL ASSOCIATION. Are divested of all rights, title, and interest, including all rights of redemption, in the following described parcels of real property:

PARCEL A:

*Part of the South One Half of Section 16, Township 21 South, Range 3 West, Shelby County, Alabama and part of the North One Half of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:*

*From the Northeast corner of the Southeast ¼ of Section 16, Township 21 South, Range 3 West, run in a southerly direction along the east line of said Southeast ¼ for a distance of 91.08 feet to an existing iron pin being on the southwest right-of-way line of Big Oak Drive and being the point of beginning; thence continue in a southerly direction along the east line of said Southeast 1/4 of said Section 16 for a distance of 2572.11 feet to an existing 3" capped iron pipe; thence turn an angle to the right of 0°25'42" and run in a southerly direction along the east line of the Northeast ¼ of said Section 21 for a distance of 1324.58 feet to an existing iron crimped pin; thence turn an angle to the left of 0°18'01" and run in a southerly direction for a distance of 56.78 feet to an existing iron pin being on the northerly right-of-way line of Shelby County Highway No. 12; thence turn an angle to the right of 67°39'34" and run in a southwesterly direction along the northwesterly right-of-way line of said Shelby County Highway No. 12 for a distance*

of 975.59 feet to the point of beginning of a curve; said curve being concave in a southeasterly direction and having a central angle of  $21^{\circ}01'25''$  and a radius of 1949.87 feet; thence turn an angle to the left and run in a southwesterly direction along the arc of said curve for a distance of 715.47 feet to the end of said curve; thence run in a southwesterly direction along a line tangent to the end of said curve and also being along the northwest right-of-way line of Shelby County Highway No. 12 for a distance of 170.66 feet to the point of beginning of a new curve; said new curve being concave in a northwesterly direction and having a central angle of  $43^{\circ}49'36''$  and a radius of 936.96 feet; thence turn an angle to the right and run along the arc of said curve and along the northwesterly right-of-way line of said Shelby County Highway No. 12 for a distance of 716.70 feet to the end of said curve; thence run in a westerly direction along a line tangent to the end of said curve and along the northerly right-of-way line of said Shelby County Highway No. 12 for a distance of 170.75 feet to an existing iron pin; thence turn an angle to the right of  $89^{\circ}29'21''$  and run in a northerly direction for a distance of 232.43 feet; thence turn an angle to the left of  $88^{\circ}42'11''$  and run in a westerly direction for a distance of 195.50 feet to an existing iron pin; thence turn an angle to the left of  $69^{\circ}16'27''$  and run in a southwesterly direction for a distance of 252.71 feet to an existing iron pin being on the northerly right of way line of said Shelby County Highway No. 12; thence turn an angle to the right of  $68^{\circ}29'17''$  and run in a westerly direction along the northerly right-of-way line of said Shelby County Highway No. 12 for a distance of 710.68 feet to an existing iron pin being at the intersection of the northeasterly right-of-way line of the 100 foot Southern Railroad right-of-way; thence turn an angle to the right of  $73^{\circ}16'56''$  and run in a northwesterly direction along the northeast right-of-way line of said Southern Railroad right-of-way for a distance of 1863.37 feet to the point of beginning of a curve; said curve being concave in a northeasterly direction and having a deflection of  $0^{\circ}58'41''$  and a chord of 92.56 feet; thence turn an angle to the right ( $0^{\circ}58'41''$  to the chord of said curve) and run along the arc of said curve for a distance of 92.57 feet to an existing iron pin being the point of beginning of another curve; said newest curve having a deflection of  $3^{\circ}34'17''$  and a chord of 199.39 feet; thence turn an angle to the right ( $3^{\circ}57'20''$  from last mentioned chord line) and run along the arc of said curve for a distance of 199.52 feet; thence turn an angle to the right ( $91^{\circ}53'25''$  from last mentioned chord line) and run in a northeasterly direction for a distance of 311.40 feet to an existing rock pile; thence turn an angle to the left of  $91^{\circ}02'56''$  and run in a northwesterly direction for a distance of 355.83 feet to an existing old rebar; thence turn an angle to the right of  $97^{\circ}29'31''$  and run in an easterly direction for a distance of 294.26 feet to an existing old open top iron; thence turn an angle to the left of  $91^{\circ}47'47''$  and run in a northerly direction for a distance of 951.85 feet; thence turn an angle to the right of  $90^{\circ}$  and run in an easterly direction for a distance of 175.0 feet; thence turn an angle to the left of  $90^{\circ}$  and run in a northerly direction for a distance of 262.46 feet; thence turn an angle to the right of  $90^{\circ}27'07''$  and run in an easterly direction for a distance of 103.28 feet; thence turn an angle to the left of  $86^{\circ}19'26''$  and run in a northerly direction for a distance of 521.27 feet to an existing iron rebar; thence turn an angle to the left of  $1^{\circ}45'39''$  and run in a northerly direction for a distance of 995.54 feet to a point on the north line of the Southwest 1/4 of Section 16; thence turn an angle to the right of  $92^{\circ}34'22''$  and run in an easterly direction along the north line of said SW 1/4 and also the SE 1/4 of said



*Section 16 for a distance of 3233.12 feet to an existing iron pin being on the southwest right-of-way line of Big Oak Drive; thence turn an angle to the right of 47°26'25" and run in a southeasterly direction along the southwest right-of-way line of Big Oak Drive for a distance of 123.62 feet, more or less, to the point of beginning.*

Jefferson County, Alabama Parcel ID: 23-5-21-0-009-028.000  
More commonly known as 1076 Grande View Pass, Alabaster, AL 35007

PARCEL B:

*Part of the Northeast 1/4 and part of the Southeast 1/4 of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:*

*Beginning at the Southeast corner of the NE 1/4 of the SE 1/4 of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, run in a northerly direction along the east line of said 1/4-1/4 Section for a distance of 1332.17 feet to an existing old rebar being the Northeast corner of said 1/4-1/4 Section; thence turn an angle to the left of 0°07'22" and run in a northerly direction for a distance of 1181.99 feet to an existing iron pin being on the southeast right-of-way line of Shelby County Highway No. 12; thence turn an angle to the left of 112°20'26" and run in a southwesterly direction along the southeast right-of-way line of said Shelby County Highway No. 12 for a distance of 303.55 feet to an existing iron pin; thence turn an angle to the left of 91°30'49" and run in a southeasterly direction for a distance of 200.0 feet to an existing iron pin; thence turn an angle to the right of 91°30'49" and run in a southwesterly direction for a distance of 200.0 feet; thence turn an angle to the right of 88°29'11" and run in a northwesterly direction for a distance of 200.0 feet to a point of intersection with the southeasterly right-of-way line of Shelby County Highway No. 12; thence turn an angle to the left of 88°29'11" and run in a southwesterly direction along said southeast right-of-way line of said Shelby County Highway No. 12 for a distance of 439.16 feet to the point of beginning of a curve; said curve being concave in a southeasterly direction and having a central angle of 21°01'25" and a radius of 1869.87 feet; thence turn an angle to the left and run in a southwesterly direction along the arc of said curve for a distance of 686.11 feet; thence run in a southwesterly direction along a line tangent to the end of said curve and along the southeasterly right-of-way line of said Shelby County Highway No. 12 for a distance of 39.47 feet; thence turn an angle to the left of 38°57'32" and run in a southerly direction for a distance of 94.92 feet; thence turn an angle to the left of 56°57'58" and run in a southeasterly direction along the northeast right-of-way line of Shelby County Highway No. 80 for a distance 493.83 feet to the point of beginning of a curve; said curve being concave in a southwesterly direction and having a central angle of 22°09'03" and a radius of 1472.53 feet; thence turn an angle to the right and run in a southeasterly direction along the arc of said curve for a distance of 569.29 feet to an existing iron pin; thence turn an angle to the left (75°04'16" from the chord of last mentioned curve) and run in a northeasterly direction for distance of 203.42 feet to an existing old open top iron pin; thence turn an angle to*

*the right of 90° and run in a southeasterly direction for a distance of 200.0 feet to an existing iron pin; thence turn an angle to the right of 90° and run in southwesterly direction for a distance of 203.49 feet to a point of intersection with the northeast right-of-way line of Shelby County Highway No. 80; thence turn an angle to the left of 86°49'1S" and run in a southeasterly direction along the northeast right-of-way line of said Shelby County Highway No. 80 for a distance of 467.76 feet to the point of beginning of a curve; said curve being concave in a northeasterly direction and having a central angle of 68°30'11" and a radius of 533.13 feet; thence turn an angle to the left and run along the arc of said curve and along the northeasterly right-of-way line of said Shelby County Highway No. 80 for a distance of 637.41 feet to the end of said curve; thence run in an easterly direction along the northerly right-of-way line of Shelby County Highway No. 80 and along a line tangent to the end of said curve for a distance of 31.83 feet to a point of intersection with the east line of the SE 1/4 of the SE 1/4 of Section 21, Township 21 South, Range 3 West; thence turn an angle to the left of 91°34'16" and run in a northerly direction along the east line of said SE 1/4 of the SE 1/4 for a distance of 75.34 feet, more or less, to the point of beginning.*

Jefferson County, Alabama Parcel ID: 23-5-21-0-009-027.000

More commonly known as 1080 Grande View Pass, Alabaster, AL 35007

PARCEL C:

*Part of the East One-Half of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:*

*Beginning at the southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 21, run in an easterly direction along , the south line of said 1/4-1/4 Section for a distance of 1320.19 feet to an existing old capped iron; thence turn an angle to the right of 88°40'37" and run in a southerly direction along the west line of the SE 1/4 of the SE 1/4 of said Section 21 for a distance of 1329.08 feet to an existing old capped iron being the southwest corner of the SE 1/4 of SE 1/4; thence turn an angle to the left of 88°34'16" and run in an easterly direction along the south line of said SE 1/4 of SE 1/4 for a distance of 1320.88 feet to the southeast corner of said Section being an old open top iron; thence turn an angle to the left of 91°33'50" and run in a northerly direction for a distance of 1176.79 feet to an existing iron pin being on the southerly right-of-way line of Shelby County Highway No. 80; thence turn an angle to the left of 88°25'44" and run in a westerly direction along the southerly right-of-way line of Shelby County Highway No. 80 for a distance of 34.03 feet to the point of beginning of a curve; said curve being concave in a northeasterly direction and having a central angle of 68°30'11" and a radius of 613.13 feet; thence turn angle to the right and run in a westerly, northwesterly direction along the arc of said curve for a distance of 733.06 feet to the point of ending of said curve; thence run in a northwesterly direction along a line tangent to the end of said curve and along the southwesterly right-of-way line of Shelby County Highway No. 80 for a distance of 487.60 feet to the point of beginning of a new curve; said new curve being concave in a southwesterly direction and having central angle of 29°10' and a radius of 1392.53 feet; thence turn an angle to the left*

*and run in a northwesterly direction along the arc of said curve for a distance of 708.87 feet to the end of said curve; thence run in a northwesterly direction along the southwest right-of-way line of Shelby County Highway No. 80 and along a line tangent to the end of said curve for a distance of 497.56 feet; thence turn an angle to the left of 42°01'14" and run in a westerly direction for a distance of 103.12 feet to a point on the southeasterly right-of-way line of Shelby County Highway No. 12; thence turn an angle to the left of (17°20'37" to the chord of a new curve) and run in a southwesterly and westerly directions along the arc of the southeasterly right-of-way line of Shelby County Highway No. 12 (said curved right-of-way line being concave in a northwesterly direction and having a central angle of 38°13'54" and a radius of 1016.96 feet) for a distance of 678.59 feet; thence run in a westerly direction along the southerly right-of-way line of Shelby County Highway No. 12 and along a line tangent to the end of said curve for a distance of 365.55 feet to a point of intersection with the west line of the East 1/2 of said Section 21; thence turn an angle to the left of 90°30'39" and run in a southerly direction for a distance of 1336.37 feet, more or less, to the point of beginning.*

Jefferson County, Alabama Parcel ID: 23-5-21-0-009-026.00

More commonly known as 1084 Grande View Pass, Alabaster, AL 35007

It is further ORDERED, ADJUDGED, and DECREED by the Court that the mortgages held by Defendant PNC BANK NATIONAL ASSOCIATION (former Central Bank). are outstanding mortgages from Central Bank (now PNC Bank National Association) against South Grande View Development Company, Inc., dated 1994 as Instrument number 19940826000265061 and dated 2011 as Instrument number 20111026000320730 are hereby EXTINGUISHED and held for NAUGHT.

It is further ORDERED, ADJUDGED, and DECREED by the Court that the Plaintiff, R & D, LLC, is entitled to the relief prayed for in the complaint and that the fee simple title claimed by the Plaintiff in and to the above-described lands, with the exceptions noted above, have been duly proved, and that the Plaintiff is the owner of said lands and have a fee simple title thereto.

It is further ORDERED, ADJUDGED, and DECREED that the Clerk of the Probate Court will record this order in the same volumes as deeds and mortgages are recorded. The name of the GRANTORS shall be SOUTH GRANDE VIEW DEVELOPMENT CO INC. and PNC BANK NATIONAL ASSOCIATION. The name of the GRANTEE shall be R & D, LLC.

Costs taxed as paid.

**DONE this 26<sup>th</sup> day of October, 2023.**

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/01/2023 08:00:18 AM  
\$38.00 BRITTANI  
20231101000319980

**/s/ LARA M ALVIS**  
**CIRCUIT JUDGE**

*Lara M. Alvis*

