

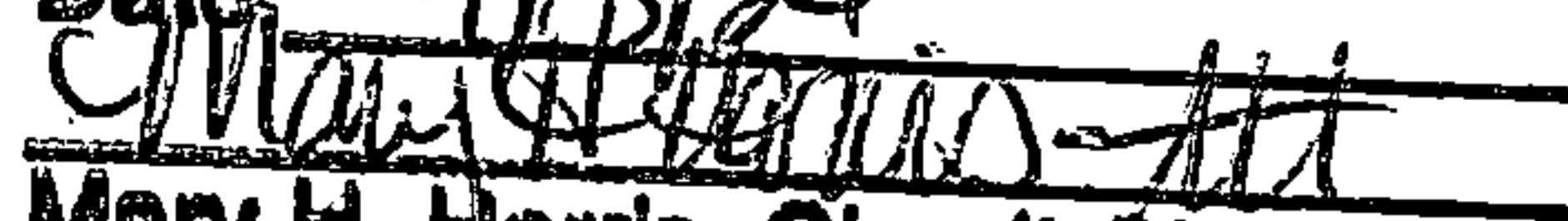
## IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

Jared Properties  
an Alabama Partnership  
PLAINTIFF

vs.

CASE NO. CV-2022-900335.00

Panama Land Foundation;  
G. Remington Dean and Judy Dean,  
Remington Dean Company, LLC;  
Frontier Bank AND ALL UNKNOWN  
PARTIES A, B & C,  
Who May Claim an Interest AND THE  
FOLLOWING DESCRIBED PROPERTY,  
TO-WIT:  
Lots 2 & 4, according to the Survey of  
Yellowleaf Plateau, as recorded in Map  
Book 34, Page 46, Probate Office, Shelby  
County, Alabama and Commence at the  
SW corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$   
of said Section 34, Township 19,  
Range 1 West; thence N00°07'39"W, a  
distance of 401.27' to the POINT  
OF BEGINNING; thence N71°38'24"E,  
a distance of 231.80'; thence  
S80°37'46"E, a distance of 92.45';  
thence N20°02'10"E, a distance of 75.43';  
thence N81°06'35"E, a distance of 228.95';  
thence S72°34'00"E, a distance of 117.76';  
thence S26°16'07"E, a distance of 79.20'  
to a point, said point being the beginning  
of a curve to the left, having a radius of 55.00',  
a central angle of 89°28'14", and subtended  
by a chord which bears S28°15'09"E, and a  
chord distance of 77.42'; thence along  
the arc of said curve, a distance of 85.89';  
thence N21°33'41"E, a distance of 36.23';  
thence N28°42'26"W, a distance of 135.07';  
thence N16°13'51"W, a distance of 197.91';  
thence N67°58'20"W, a distance of 114.97';  
thence N35°40'23"W, a distance of 104.38';  
thence N00°10'20"W, a distance of 592.36';  
thence S50°28'21"W, a distance of 283.46';  
thence S51°53'59"W, a distance of 171.33';  
thence S57°48'55"W, a distance of 133.97';

Certified a true and correct copy  
Date: 9/15/24  
  
Mary H. Harris, Circuit Clerk  
Shelby County, Alabama



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Shelby Cnty Judge of Probate, AL  
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thence S54°06'23"W, a distance of 178.84';  
thence S12°19'35"E, a distance of 428.35';  
thence S62°18'07"E, a distance of 119.89';  
thence S51°21'39"E, a distance of 93.89';  
thence N59°24'44"E, a distance of 398.70';  
thence S00°16'39"W, a distance of 32.20'  
to the POINT OF BEGINNING.

Also and including the following described easement:

Easement 1 – as shown on a plat completed by Robert C. Farmer, Registered Surveyor, dated February 9, 1999, described therein as follows: A 25 foot wide strip of land for ingress and egress beginning at the most northerly corner of Lot 21, Twin Oaks Subdivision, as recorded in Map Book 22, Page 108, in the Office of the Judge of Probate, Shelby County, Alabama, thence N43°00'43"W a distance of 101.81' to the Point of Beginning; thence continue along last described course a distance of 118.83'; thence S21°33'41"W a distance of 27.68'; thence S43°00'43"E a distance of 106.94'; thence N46°59'17"E a distance of 25.00' to the Point of Beginning.

Also described as:

COM NW COR SEC 34 E1325.55  
S71.55 TO POB SWLY TO N CORNER LT 2  
YELLOWLEAF PLATEAU 2<sup>ND</sup> SEC MB 34  
PG 46 SELY 428.50 SE213.57 S47(S)  
NE 231.61 SE92.45 NE75.43 ELY228.73  
SE 117.77 SELY152(S) NE36.23 NWLY211.67  
SW;U522.58 NW219.35 N TO POB.

DEFENDANTS

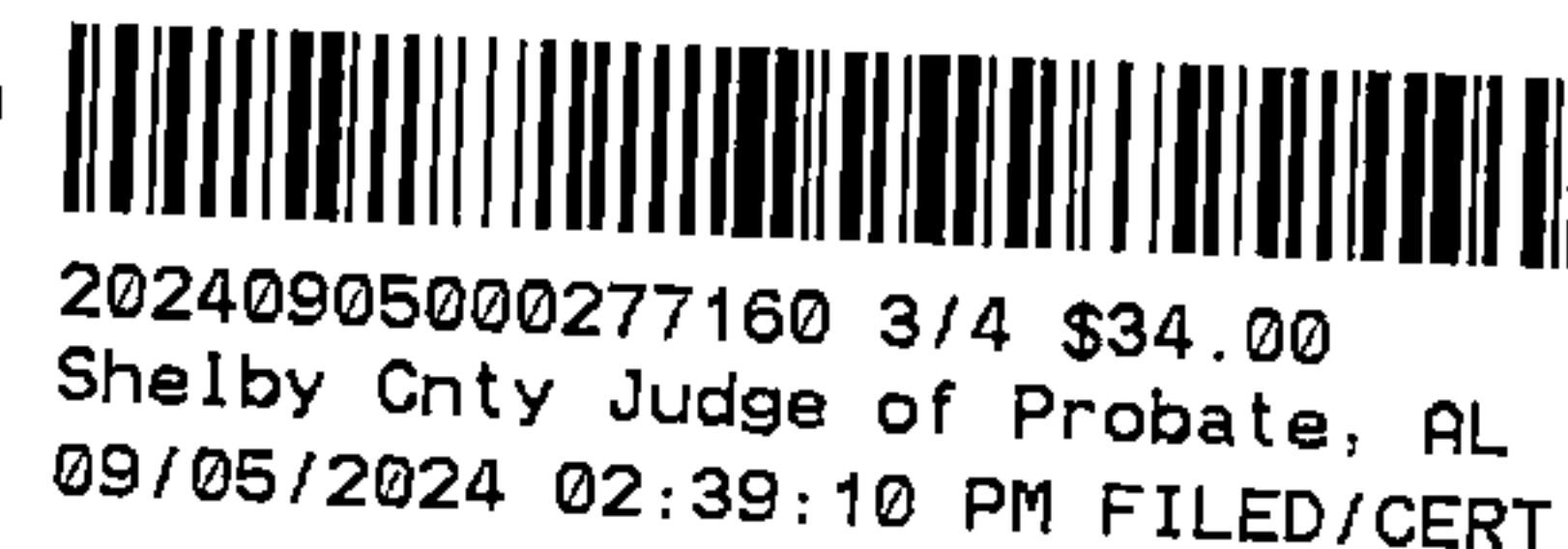
### ORDER

1. Plaintiff, Jared Properties, is an Alabama partnership, whose permanent mailing address is 245 Bream Cove Road, Columbiana, Alabama 35051. Plaintiff files its verified complaint in personam and in rem under the provisions of Title 6-6-560, Code of Alabama, 1975, as amended, et seq. against the persons herein made Defendants and the lands herein described.

2. Defendant, Panama Land Foundation failed to file an answer.

3. Defendant, G. Remington Dean and Judy Dean and Remington Dean Co. LLC, failed to





file an answer.

4. Defendant, Frontier Bank, failed to file an answer.

5. Unknown parties were represented by Josh Arnold, ESQ as Guardian Ad Litem.

6. Frontier Bank Mortgage recorded in Inst No. 2005111500059545 and any other Frontier Bank Mortgage is released and terminated of record.

7. Guardian Ad Litem is awarded a fee of \$750.00.

8. Upon consideration of the documentary evidence, it is the conclusion and order of this court that Jared Properties is the owner of the above described in fee simple, proving superior title to any and all above named defendants. The above considered, title is hereby quieted in Jared Properties, and all other claims and interests are hereby terminated in and to the following described property, to-wit:

Lots 2 & 4, according to the Survey of Yellowleaf Plateau, as recorded in Map Book 34, Page 46, in the Probate Office of Shelby County, Alabama.

Commence at the SW corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 34, Township 19, Range 1 West; thence N00°07'39"W, a distance of 401.27' to the POINT OF BEGINNING; thence N71°38'24"E, a distance of 231.80'; thence S80°37'46"E, a distance of 92.45'; thence N20°02'10"E, a distance of 75.43'; thence N81°06'35"E, a distance of 228.95'; thence S72°34'00"E, a distance of 117.76'; thence S26°16'07"E, a distance of 79.20' to a point, said point being the beginning of a curve to the left, having a radius of 55.00', a central angle of 89°28'14", and subtended by a chord which bears S28°15'09"E, and a chord distance of 77.42'; thence along the arc of said curve, a distance of 85.89'; thence N21°33'41"E, a distance of 36.23'; thence N28°42'26"W, a distance of 135.07'; thence N16°13'51"W, a distance of 197.91'; thence N67°58'20"W, a distance of 114.97'; thence N35°40'23"W, a distance of 104.38'; thence N00°10'20"W, a distance of 592.36'; thence S50°28'21"W, a distance of 283.46'; thence S51°53'59"W, a distance of 171.33'; thence S57°48'55"W, a distance of 133.97'; thence S54°06'23"W, a distance of 178.84'; thence S12°19'35"E, a distance of 428.35'; thence S62°18'07"E, a distance of 119.89'; thence S51°21'39"E, a distance of 93.89'; thence N59°24'44"E, a distance of 398.70'; thence S00°16'39"W, a distance of 32.20' to the POINT OF BEGINNING.

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S21°33'41"W a distance of 27.68'; thence S43°00'43"E a distance of 106.94'; thence N46°59'17"E a distance of 25.00' to the Point of Beginning.

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SE92.45 NE75.43 ELY228.73 SE 117.77 SELY152(S) NE36.23 NWLY211.67 SW;U522.58  
NW219.35 N TO POB.

Done this the 15<sup>th</sup> day of August, 2024.

  
Lara M. Alvis, Circuit Judge

