



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

**GUARDIAN TAX AL, LLC,**  
**Plaintiff,**

V.

ESTATE OF CLARA B. CHAMPION,  
STATE OF ALABAMA DEPARTMENT OF  
REVENUE,

**LOGAN JAMES R,  
CHAMPION JEFFERY S ET AL,  
Defendants.**

Case No.: CV-2023-900826.00

Certified a true and correct copy  
Date: 9/12/24.12

**Mary H. Harris, Circuit Clerk  
Shelby County, Alabama**

## FINAL CONSENT JUDGMENT

THIS MATTER came before the Court upon, Plaintiff, GUARDIAN TAX AL, LLC, (“Guardian”) and Defendants JEFFERY S. CHAMPION, (“Champion”) and JAMES R. LOGAN, (“Logan”) individually and as Personal Representative of the Estate of Clara B. Champion’s Stipulation and Joint Motion For Consent Judgment. After review of the applicable statutes and precedent case history, with due consideration of the arguments of counsel, the Court finds:

Champion has the right to redeem and Guardian is the tax lien purchaser and is thus entitled to taxes, interest, reasonable attorney fees and costs under Ala. Code § 40-10-197.

**It is therefore ORDERED, ADJUDGED and DECREED:**

That upon payment set forth in the parties Settlement Agreement, GUARDIAN TAX AL, LLC shall deliver to Jeffery S. Champion, an executed quit claim deed to Parcel ID#: 08-5-22-001-040.000, conveying its interest to Jeff Champion and James R. Logan.

That Defendant Estate of Clara B. Champion is dismissed from this matter with prejudice.

That Defendant Don Armstrong, in his official capacity as Property Tax Commissioner of Shelby County, Alabama is dismissed from this matter with prejudice.

Fee simple ownership of the property shall be vested in Jeff Champion and James R. Logan.

The Shelby County Probate Court shall record this order in the real property records for the County upon presentment of a copy of this order and payment of the property deed-recording fee by Defendant, Jeffery S. Champion.

The Court hereby dismisses this action, subject to its inherent authority to compel compliance with this judgment and order.



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Shelby Cnty Judge of Probate, AL  
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Costs of court are taxed as paid.

**DONE** this 23<sup>rd</sup> day of July, 2024.

/s/ JONATHAN A. SPANN  
**CIRCUIT JUDGE**

**Certified a true and correct copy**  
**Date:** 09/12/24 JW

Mary H. Harris, Circuit Clerk  
Shelby County, Alabama

