



20241205000374290 1/10 \$83.50  
Shelby Cnty Judge of Probate, AL  
12/05/2024 08:41:20 AM FILED/CERT

PREPARED BY:  
FOSTER D. KEY, ATTORNEY  
2163 HIGHWAY 31 SOUTH, SUITE 102  
PELHAM, ALABAMA 35124  
(205) 987-2211

SEND TAX NOTICE TO:  
MARTIN SIBRIAN  
501 OVERHILL ROAD  
PELHAM, ALABAMA 35124

**CLERK'S DEED**

**STATE OF ALABAMA     }**

**CASE NUMBER 58-CV-2023-900710.00**

**COUNTY OF SHELBY     }**

Know All Men by These Presents, That Whereas on the 8<sup>th</sup> day of October, 2024, an Order was rendered by the Circuit Court of Shelby County, Alabama, in a certain case pending in said court, said cause being entitled Martin Sibrian vs. Rhonda Mathews, Deco Enterprises, Thomas M. Black, Jr., Thomas Black, III, Debbie Black, Thomas M. Black, IV, City of Alabaster, Don Armstrong, Civil Action No.: **58-CV-2023-900710.00**, which further ordered that the Circuit Clerk execute and deliver to Plaintiff, Martin Sibrian, a deed conveying all the right, title, claim, and interest of Defendants, Rhonda Mathews, Deco Enterprises, Thomas M. Black, Jr., Thomas Black, III, Debbie Black, Thomas M. Black, IV, City of Alabaster, Don Armstrong, in said cause, in and to the property located at: 151 Daisy Lane, Alabaster, Alabama 35007.

NOW THEREFORE, in consideration of the premises, I, Mary Harris, Clerk of the Circuit Court of Shelby County, Alabama, under and by virtue of the authority vested in me by the Order of said Court filed October 8, 2024, a copy of which is attached as "Exhibit A" to this deed, do hereby grant, bargain, sell and convey unto Plaintiff, Martin Sibrian, all of the right, title claim and interest of all of the Defendants, Rhonda Mathews, Deco Enterprises, Thomas M. Black, Jr., Thomas Black, III, Debbie Black, Thomas M. Black, IV, City of Alabaster, Don Armstrong, in and to the following described tract or parcel of land lying and being in Shelby County, Alabama, to-wit:

**Commence at the Northwest corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama and run thence South 00 degrees 14 minutes 30 seconds East a distance of 939.80 feet to a found rebar corner; thence continue South 00 degrees 14 minutes 30 seconds East a distance of 173.83 feet to a half inch rebar corner and the point of beginning of the property, Parcel 2, Being described; thence continue South 00 degrees 14 minutes 30 seconds East a distance 102.02 feet to a half inch rebar corner; thence run North 89 degrees 45 minutes 30 seconds East a distance of 228.85 feet to a rebar corner; thence run North 22 degrees 40 minutes 47 seconds East a distance of 93.47 feet to a steel corner; thence run South 87 degrees 32 minutes 49 seconds West a distance of 34.04 feet to a steel corner; thence run North 85 degrees 58 minutes 38 seconds West a distance of 231.89 feet to the point of beginning.**

**Parcel ID: 23-6-14-2-002-018.001**



20241205000374290 2/10 \$83.50  
Shelby Cnty Judge of Probate, AL  
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To have and to hold unto Plaintiff, Martin Sibrian, his heirs, successors, and assigns forever.

IN WITNESS WHEREOF, I have hereunto signed my name as Clerk aforesaid, and have affixed the seal of this Court, this the 19 day of November, 2024.

Mary H. Harris,  
Clerk of the Circuit Court  
Shelby County, Alabama

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Mary H. Harris**, whose name as Clerk of the Circuit Court of Shelby County, Alabama, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such Clerk, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 19th day of November, 2024.

Notary Public

My commission expires: 10/20/27



20241205000374290 3/10 \$83.50  
Shelby Cnty Judge of Probate, AL  
12/05/2024 08:41:20 AM FILED/CERT

Grantor's Name: Mary H. Harris  
Clerk of the Circuit Court  
Shelby County, Alabama

Grantee's name: Martin Sibrian

Mailing Address: 112 North Main Street  
Columbiana, AL 35051

501 Overhill Road  
Pelham, AL 35124

Property Address: 151 Daisy Lane  
Alabaster, AL 35007

Date of Sale:  
Total Purchase Price: \$  
or  
Actual Value  
or  
Assessor's Market Value: \$27,340

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statements

☐ Appraisal  
☐ Other:



20241205000374290 4/10 \$83.50  
Shelby Cnty Judge of Probate, AL  
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# EXHIBIT A



20241205000374290 5/10 \$83.50  
Shelby Cnty Judge of Probate, AL  
12/05/2024 08:41:20 AM FILED/CERT

**MATHEWS RHONDA,  
DECO ENTERPRISES,  
BLACK THOMAS M. JR.,  
BLACK THOMAS III ET AL,  
Defendants.**

Case No.: CV-2023-900710.00

**THIS CAUSE COMING ON TO BE HEARD** by the Court on the Plaintiff's Complaint and Amended Complaint asking that the Tax Lien Certificates be foreclosed and that title to the herein below described real property be vested in the Plaintiff, both *in personam* and *in rem*, under the provisions of the Code of Alabama 1975, as amended:

1. This action was commenced by Plaintiff, Martin Sibrian, ("Plaintiff") as an action to foreclose the right to redeem from a tax sale and to quiet title to property located in Shelby County, Alabama, as follows, which was purchased at the Shelby County Alabama tax sales held on April 1, 2020, April 1, 2021, April 4, 2022, and April 4, 2023 (the "Tax Sales"). The property is described as follows:

**Commence at the Northwest corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama and run thence South 00 degrees 14 minutes 30 seconds East a distance of 939.80 feet to a found rebar corner; thence continue South 00 degrees 14 minutes 30 seconds East a distance of 173.83 feet to a half inch rebar corner and the point of beginning of the property, Parcel 2, Being described; thence continue South 00 degrees 14 minutes 30 seconds East a distance 102.02 feet to a half inch rebar corner; thence run North 89 degrees 45 minutes 30 seconds East a distance of 228.85 feet to a rebar corner; thence run North 22 degrees 40 minutes 47 seconds East a distance of 93.47 feet to a steel corner; thence run South 87 degrees 32**



20241205000374290 6/10 \$83.50  
Shelby Cnty Judge of Probate, AL  
12/05/2024 08:41:20 AM FILED/CERT

**minutes 49 seconds West a distance of 34.04 feet to a steel corner;  
thence run North 85 degrees 58 minutes 38 seconds West a distance of  
231.89 feet to the point of beginning.  
Parcel ID: 23-6-14-2-002-018.001**

2. The Court has jurisdiction over the property, which is located in Shelby County, Alabama, which has an address of 151 Daisy Lane, Alabaster, Alabama 35007, and which is more specifically described as set out in paragraph 1 above.

3. That the named Defendants are RHONDA MATHEWS, THOMAS M. BLACK, JR., THOMAS BLACK, III, DEBBIE BLACK, THOMAS M. BLACK, IV, CITY OF ALABASTER, DECO ENTERPRISES, DON ARMSTRONG, in his capacity as Tax Collector, and their successors. The names of none of the other parties Defendants were known to the Plaintiff, and he has exercised diligence to ascertain the facts with regard thereto. Defendant, RHONDA MATHEWS, conveyed her interest in the property to Plaintiff on February 27, 2024 and was dismissed from this action on March 15, 2024.

4. Defendants, THOMAS M. BLACK, JR., THOMAS BLACK, III, DEBBIE BLACK, THOMAS M. BLACK, IV, took title to the property by Warranty Deed dated October 10, 1988 and July 13, 1999, and held title at the time of the Tax Sale. Defendant, DECO ENTERPRISES, has an unsatisfied mortgage against the property.

5. The Property is currently in the possession of the Plaintiff.

6. The Defendants/Delinquent Taxpayers failed to pay the *ad valorem* real property taxes at the time they were due, and a tax sale was held on April 1, 2020, April 1, 2021, April 4, 2022, and April 4, 2023.

7. The taxes had been properly assessed against Defendants, the payment of which was secured by a lien on the Property.





20241205000374290 7/10 \$83.50  
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8. Defendants had proper notice of the assessment and the delinquency.

9. Because the taxes remained unpaid, on April 1, 2020, April 1, 2021, April 4, 2022, and April 4, 2023, the Property was sold at public auction conducted in accordance with state law to the Plaintiff ("Purchasers"). Defendants did not (1) pay the delinquent taxes owed, (2) redeem the property within three years from the Tax Sale, (3) seek judicial redemption of the Property.

10. Tax Sale Certificates for the Property were issued to Purchaser/Plaintiff.

11. The Plaintiff mailed appropriate notice to the Defendants as required by Code of Alabama §40-10-197.

12. Plaintiff has filed a Lis Pendens as required by Code of Alabama §40-10-197.

13. At the time of the filing of the said Complaint, no suit was pending to test the Plaintiff's title to, interest in, or the right of the possession of said land.

14. The Plaintiff's said Complaint was filed against said land and against any and all persons claiming any title to, interest in, lien or encumbrance on said land, or any part thereof, and was to establish the foreclosure of the right to redeem and establish right of title to such land or interest, and declare all doubts or disputes concerning the same, and that said Complaint did in all respects comply with the provisions of the law of Alabama.

15. Notice of the pendency of said Complaint was drawn and duly executed, and the Clerk of this Court did have such notice published once a week for four



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consecutive weeks in the Shelby County Reporter, a newspaper having general circulation and being published in Shelby County, Alabama, as prescribed by the rules of this Court, and the law in such cases made and provided.

16. That no person has intervened or appeared in this cause.

17. The Honorable William Justice was appointed Guardian *Ad Litem* by this Court to represent any and all unknown parties. Said Guardian *Ad Litem* has found no other heirs or other parties who might have an interest in the property described herein.

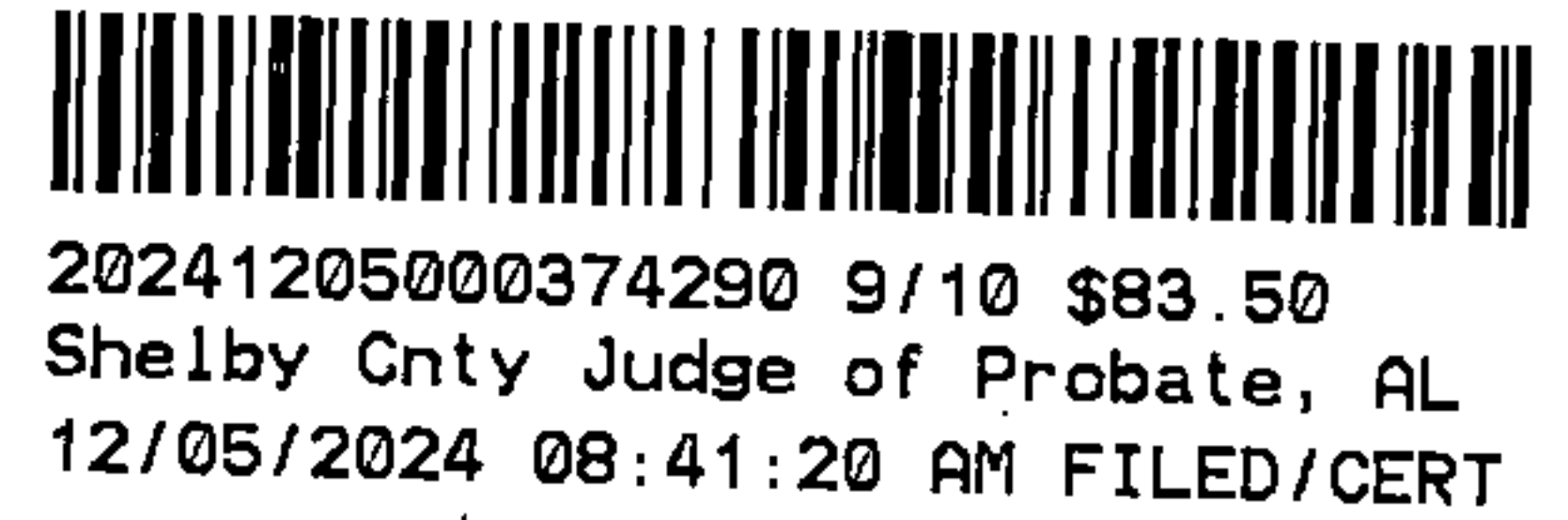
18. The Plaintiff has proven to the Court its chain of title to said land and that he has exercised and demonstrated his notice to Defendants and compliance with all necessary items required by Code of Alabama §40-10-197.

19. Based on the evidence before the Court, the Court finds that, with respect to the Tax Sale, all assessments, notices of delinquent taxes, and notices of redemption sent to the interested parties entitled to notice were performed in strict conformity with all statutory requirements. Thus, the Tax Sale validly conveyed the tax interest in the Property to the Plaintiff.

20. This Court finds that the Tax Lien Sales are valid, and that proper notice has been given to all necessary parties. This Court finds that Plaintiff is the holder of all Tax Certificates on the property, and no Tax Liens have been redeemed by anyone. This Court does foreclose the rights to redeem from the previously listed tax sales accordingly.

21. By virtue of these conveyances, Plaintiff is seized in fee simple in the Property, free and clear of all clouds on the title and Defendants' interests, subject to all





easements and restrictions of record.

**IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED:**

A. That the Plaintiff is entitled to the relief prayed for in his Complaint and that the fee simple title claimed by the Plaintiff in the above-described land has been duly proven.

B. That the Plaintiff is the owner of said land and has a fee simple title thereto, free of all liens and encumbrances, and that the Plaintiff's title thereto be and is hereby established, and that all doubts and disputes concerning the same be and are hereby cleared.

C. That the interests of all Defendants are hereby extinguished and held for naught, and the title in and to the above-described property is established in the Plaintiff against the said Defendants, and *in rem* against the above-described property and against any and all persons whomsoever, known or unknown, claiming any title to, interest in, or lien or encumbrance upon said real property, or any part thereof.

D. That the right to redeem from any prior Tax Sales of the Defendants and any other interested parties is hereby foreclosed.

E. That The Honorable William Justice, Guardian *Ad Litem* in this cause, is hereby awarded the sum of Five Hundred Dollars (\$500.00), for serving as such Guardian *Ad Litem* for any and all minors, unknown persons, and persons of unsound mind, which said amount shall be paid



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12/05/2024 08:41:20 AM FILED/CERT

directly by Plaintiff to the said William Justice.

F. That upon receipt of the funds taxed as costs in this case, which shall include recording fees, the Clerk of this Court shall issue and deliver to Plaintiff a deed conveying the interest of the Defendants in the property to the Plaintiff and record same in the Office of the Judge of Probate of Shelby County, Alabama, and the same shall be properly indexed.

G. That Plaintiff shall pay the costs of these proceedings for which let execution issue.

**DONE this 8<sup>th</sup> day of October, 2024.**

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