

Sheriff's Deed

DR1995-169.02

The State of Alabama, Shelby County

Whereas, an execution issued from the Circuit Court of Shelby County, against Perry E. Cox, Jr. in favor of Glenn Charles Moltke, successor of Bevely B. Cox by assign. on a judgment rendered in said Court at the August Term thereof, 2017, for the sum of Five hundred fifty thousand and 00/100---- Dollars, besides cost of suit, which said execution came into my hands, as Sheriff of said County, on the 4th day of December, 2024, to execute and return according to law; and, whereas, also, divers other executions issued from the n/a were also placed in my hands, against said n/a to execution and return according to law, as will appear by reference to the records of said court, by virtue of which execution above recited, as also the other said executions, I did, as Sheriff aforesaid, levy upon the one-half ownership interest in the following as the property of said Perry E. Cox, Jr., to wit:

THE NORTHWEST ONE-FOURTH OF NORTHWEST ONE-FOURTH
(NW 1/4-NW 1/4) SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN
(18), RANGE ONE (1) EAST.

THE NORTHEAST ONE-FOURTH OF NORTHWEST ONE-FOURTH (NE 1/4
OF NW 1/4), SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18),
RANGE ONE (1) EAST.

ALSO:

EXHIBIT A

PARCEL A: THE NW 1/4 OF THE NE 1/4 OF SECTION 36, TOWNSHIP 18
SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND
ACROSS EXISTING ROAD ACROSS SW 1/4 OF THE NE 1/4, SECTION 36,
TOWNSHIP 18 SOUTH, RANGE 1 EAST, TO SHELBY COUNTY ROAD #55.

PARCEL B: TRACT I: SW 1/4 OF THE NE 1/4 OF SECTION 36, TOWNSHIP 18
SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

TRACT II: A PART OF THE NW 1/4 OF SE 1/4 OF SECTION 36, TOWNSHIP 18
SOUTH, RANGE 1 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE N.E. CORNER OF SAID 1/4-1/4 SECTION AND RUN
WEST 434 FEET FOR POINT OF BEGINNING; THENCE CONTINUE WEST
ALONG NORTH BOUNDARY OF SAID 1/4-1/4 SECTION 600 FEET; THENCE

TURN LEFT 90 DEG. AND RUN SOUTH 160 FEET; THENCE TURN LEFT 90 DEG. AND RUN EAST 400 FEET; THENCE TURN LEFT AND RUN NORTHEASTERLY IN A STRAIGHT LINE 256.13 FEET TO POINT OF BEGINNING,: SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL C: THE SE 1/4 OF NW 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.
THIS CONVEYANCE INCLUDES AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS EXISTING ROAD ACROSS SW 1/4 OF NE 1/4, SECTION 36, TOWNSHIP 18 SOUTH, RANGE 1 EAST, TO SHELBY COUNTY ROAD #55.

EXHIBIT B

PARCEL I: THE WEST PORTION OF THE SW 1/4 OF NW 1/4; SECTION 36, TOWNSHIP 18 RANGE, 1 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION AND RUN EAST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 340.54 FEET; THENCE TURN RIGHT 89 DEGREES 09 MINUTES 04 SECONDS AND RUN SOUTH A DISTANCE OF 1284.45 FEET TO THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE TURN RIGHT 90 DEGREES 08 MINUTES 26 SECONDS AND RUN WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE 329.80 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE TURN RIGHT 89 DEGREES 23 MINUTES AND RUN NORTH ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION DISTANCE OF 1288.73 FAST TO THE POINT OF BEGINNING.

THIS CONVEYANCE INCLUDES AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS EXISTING ROAD ACROSS SW 1/4 OF THE NW 1/4, SE 1/4 OF NW 1/4, SW 1/4 OF NE 1/4, SECTION 36, TOWNSHIP 18 SOUTH, RANGE 1 EAST TO SHELBY COUNTY ROAD #55.

PARCEL II: THE EAST PORTION OF THE SW 1/4 OF NW 1/4 , SECTION 36, TOWNSHIP 18, RANGE 1 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION, AND RUN WEST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 1021.63 FEET; THENCE TURN LEFT 90 DEGREES 50 MINUTES 56 SECONDS AND RUN SOUTH A DISTANCE OF 1284.45 FEET TO THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE TURN LEFT 89 DEGREES 51 MINUTES 34 SECONDS AND RUN EAST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 989.38 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE TURN LEFT 88 DEGREES 41 MINUTES 35 SECONDS AND RUN NORTH ALONG THE EAST

LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 1272.15 FEET TO THE POINT OF BEGINNING.

THIS CONVEYANCE INCLUDES AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS EXISTING ROAD, ACROSS SW 1/4 OF NW 1/4 AND THE SW 1/4 OF NE 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 1 EAST TO SHELBY COUNTY ROAD #55.

EXHIBIT C

PROPERTY SITUATED PARTLY IN THE NE 1/4 OF THE SW 1/4 AND PARTLY IN THE NW 1/4 OF THE SE 1/4 OF SEC. 36-T18S-R1E AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW COR. OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION AND RUN N89-30-00E ALONG THE NORTH LINE OF SAID 1/4-1/4 A DISTANCE OF 1134.63 FT. TO THE POINT OF BEGINNING: THENCE, RUN N89-03-28E 185.14 FEET; THENCE, RUN N89-25-43E 196.01.FT.; THENCE, RUN S03-35-35W 173.98 FT.; THENCE, RUN N88-39-29E 48.37 FT.; THENCE, RUN S29-15-43W 200.67 FT.; THENCE, RUN S86-54-12E 268.90 FT. TO THE NORTH SIDE OF MERRYHILL FARM ROAD; THENCE, RUN S63-22-09E 62.58 FT. TO THE SOUTH SIDE OF MERRYHILL FARM ROAD; THENCE, RUN S28-52-46W 1021.50 FT.; THENCE, RUN S86-39-43W 457.56 FT.; THENCE, RUN S89-48-21W 473.52 FT.; THENCE, RUN N00-57-00W 10.29 FT. TO THE CENTERLINE OF MERRYHILL FARM ROAD; THENCE, RUN N89-48-21E ALONG SAID CENTERLINE 247.94 FT.; THENCE, RUN S89-04-16E ALONG SAID CENTERLINE 145.93 FT. TO THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 94.00 FT. AND A DELTA OF 69-04-00; THENCE, RUN ALONG SAID CURVE 113.31 FT. TO THE PT OF SAID CURVE; THENCE, RUN N21-51-44E ALONG SAID CENTERLINE 50.75 FT. TO A CURVE TO THE RIGHT HAVING A RADIUS OF 566.69 FT. AND A DELTA OF 16-46-00; THENCE, RUN ALONG SAID CURVE 165.83 FT. TO THE PT OF SAID CURVE; THENCE, RUN N38-37-44E ALONG SAID CENTERLINE 49.45 FT.; THENCE, RUN N43-19-03E ALONG SAID CENTERLINE 303.71 FT.; THENCE, RUN N07-11-47W 176.62 FT.; THENCE, RUN N02-08-11W 615.81 FT. TO THE POINT OF BEGINNING.

EXHIBIT D

A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 1 EAST, AND DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF SAID 1/4-1/4 SECTION,: THENCE NORTH 87 DEGREES 48' EAST A DISTANCE OF 356.70 FEET; THENCE SOUTH 69 DEGREES 24' EAST A DISTANCE OF 291.65 FEET TO THE WEST RIGHT-OF-WAY LINE OF HIGHWAY #55; THENCE SOUTH 22 DEGREES 04', WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 803.95 FEET TO THE POINT OF CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23 DEGREES 48' A RADIUS OF 1287.73 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF



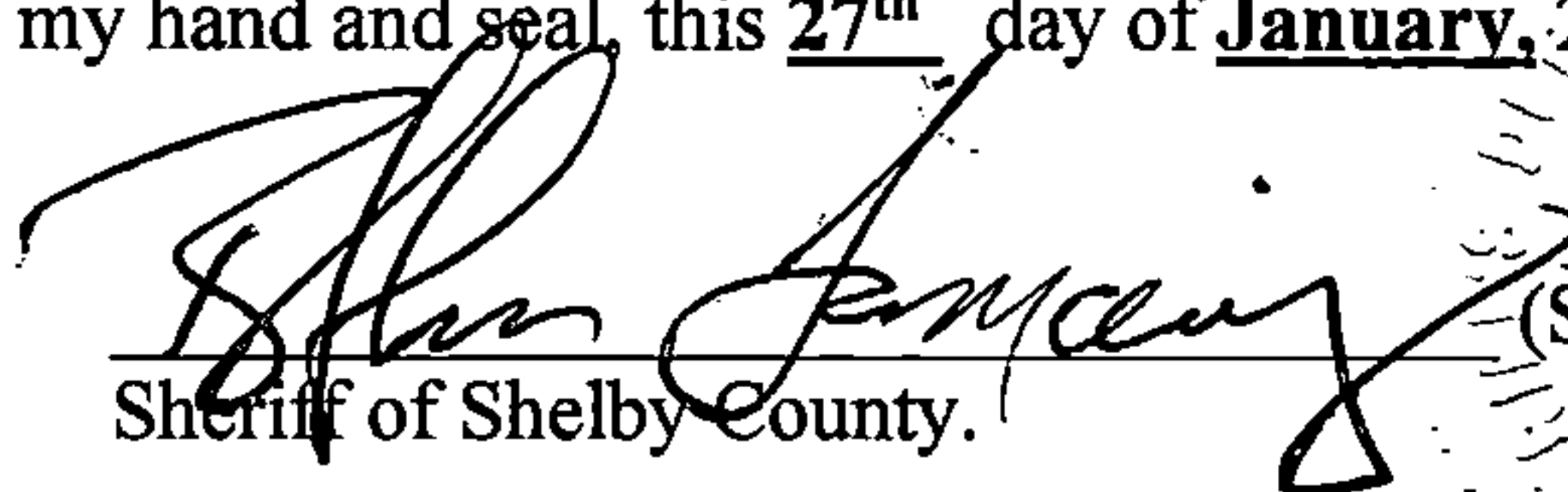
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534.91 FEET TO THE WEST LINE OF SAID 1/4 -1/4 SECTION; THENCE NORTH 1 DEGREES 23' EAST ALONG SAID WEST LINE A DISTANCE OF 1274.79 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Of which said levy then and there notice was given said defendant personally, and the said property so levied on, after having been duly advertised for sale, by giving thirty days' previous publication of the time, place, and terms of sale in the **Shelby County Reporter**, a newspaper published in **Columbiana, Alabama**, and also by posting at the Courthouse door of said County an advertisement of said sale for thirty days previous, was offered for sale at the **Shelby County Courthouse** in the **City of Columbiana, Alabama** between the legal hours of sale, on the 4th Monday in January, 2025, at which said sale Glenn Charles Moltke, successor of Bevely B. Cox by assign became the purchaser of said property so levied on as aforesaid, for the sum of Three hundred seventy five thousand five hundred eighty six and 25/100 --- Dollars, being the highest, best, and last bid for the same.

Now, therefore, **Know all Men by the Presents**, That for and in consideration of the premises, and of the credit by said Glenn Charles Moltke, successor of Bevely B. Cox by assign of the sum of Three hundred seventy one thousand and 00/100 ----- Dollars on the judgment, and advertising payment of Four thousand five hundred eighty six and 25/100 ----- Dollars, I do hereby convey, transfer, and set over to the said Glenn Charles Moltke, successor of Bevely B. Cox by assign all the legal right, title, interest, and claim which the said Perry E. Cox, Jr. had and held in and to the foregoing described premises.

In Witness Whereof, I have hereunto set my hand and seal, this 27th day of January, 2025.


Sheriff of Shelby County.

(Seal)

The State of Alabama, Shelby County

I, **Krissie Masters**, hereby certify that **John Samaniego**, whose name 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, he executed the same voluntarily on the day the same bears date.



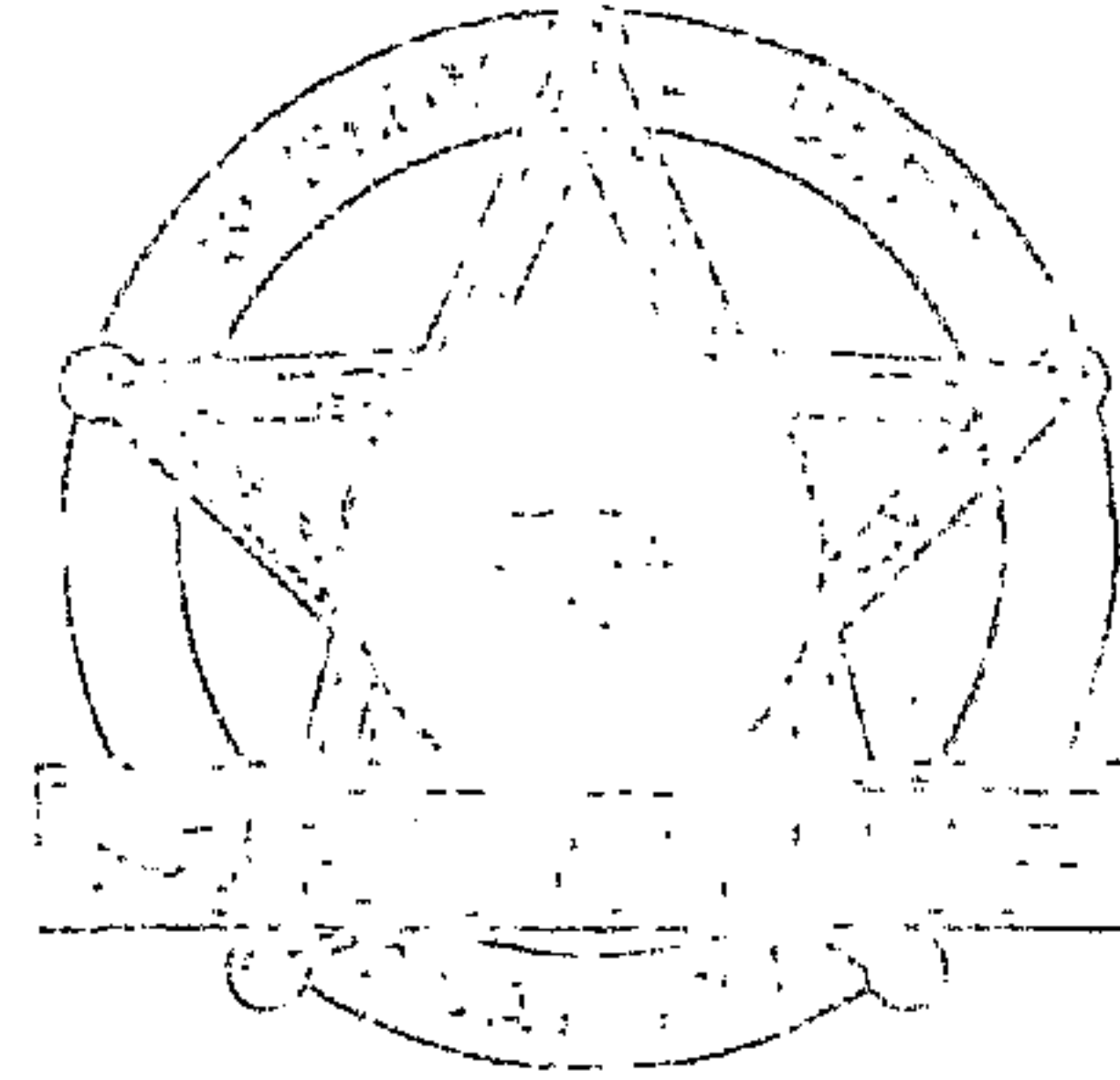
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Given under my hand, this 27th day of January, 2025.

Krisie J. Masters

Notary Public

My commission expires: 11-15-28





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RECEIVED AND FILED
MARY H. HARRIS

NOV 04 2024 CD 04015083

State of Alabama Unified Judicial System Form C-29 Rev. 6/88	WRIT OF EXECUTION CIRCUIT & DISTRICT COURT CLERK SHELBY COUNTY	Case Number 58-DR-1995-169.02
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IN THE CIRCUIT COURT OF SHELBY, ALABAMA
(Circuit or District) (Name of County)

Glenn Charles Moltke, successor of Bevely B. Cox by assign. Perry E. Cox, Jr.
Judgment Creditor (designated as defendant in caption) Judgment Debtor (designated as plaintiff in caption)

Home Address: 835 Powdermill Hill Rd. Home Address: 1002 Gulf Avenue
 City/State/Zip Code: Lawrenceburg, TN 38464 City/State/Zip Code: Carrabelle, FL 32322

Attorney for assignee/judgment creditor Glenn Charles Moltke:
 Randall D. Quarles (OUA006)
 QUARLES LAW FIRM, LLC
 300 Office Park Drive, #100
 Mountain Brook, AL 35223
 rquarles@quarleslawfirm.com
 (205) 874-7000

Date of Judgment/Forfeiture 08/04/2017
 Judgment amount \$ \$550,000.00
 Court costs _____
 Alternate property value _____
 Damages/rent _____
 Other _____
 TOTAL \$ \$550,000.00+legal interest

TO ANY LAW ENFORCEMENT OFFICER OF THE STATE OF ALABAMA:
 You are ordered to perform the action specified.

☐ Seize the property described below which is in the possession of _____ and restore to _____ If this property is not available, seize and sell any personal and real property of _____ for the alternate value of the property. ☐ Exemptions as to Personal Property waived.

☐ Restore to _____ the described property now in the possession of _____ Collect \$ _____ for detention of the property.

☒ Seize any real or personal property _____ of Perry E. Cox, Jr. (see description below) that will satisfy the total monetary value specified above. ☐ See description for exemption.

☐ Exemption as to personal property waived.

☐ Hold until further court action ☒ Sell and return

☐ Sell property described below previously seized and being held by you.

☐ Collect from _____ the court cost amount. If cash cannot be collected, seize and sell any real or personal form which can be made the sum of the costs.

Description: Undivided one-half interest owned by Perry E. Cox, Jr., in real property & improvements titled in name of Country Hills Estate, a General Partnership-Perry E. Cox. Sr.; Perry E. Cox, Jr.; conveyed by deed (Exhibit 1) dated/filed Aug. 18, 2008 in Instr. #20080818000331310, Shelby County Ala. Probate Office; see legal description in Exhibit 2 hereto

YOU ARE TO MAKE RETURN OF THIS EXECUTION AND EXPLAIN BELOW HOW YOU PERFORMED THE SPECIFIED ACTION.

Date issued: 11-4-2024 Mary H. Harris By: as
Clerk

Exception Date 01/27/2025
 Remarks: Sam aniego
 Sheriff Chris Hanna 347
By Deputy Sheriff

COURT RECORD: Original ADDRESSEE: Copy

* Sold for a credit bid of \$371,000 plus advertising costs of \$4586.25 (paid by check). The total sale amount was \$375,586.25.

Chris Hanna 347