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12/3/2024 2:26 PM
58-CV-2024-900510.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY,

HIGHTIMES ADVENTURE REAL
ESTATE CO., L.L.C.,

Plaintiff,

v.

AUDREY G. DRIVER; ALABAMA
STATE EMPLOYEES CREDIT UNION;
and the following described lands in
Shelby County, Alabama, to wit: Lot 4
according to the Survey of Brook Lane
Family Subdivision, as recorded in Map
Book 36, Page 72, in the Probate Court
of Shelby County, Alabama; and ANY
AND ALL UNKNOWN PARTIES who
may claim an interest in the above
described property,

Defendants.

CASE NO. CV-2024-900510



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Shelby Cnty Judge of Probate, AL
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ORDER GRANTING MOTION FOR SUMMARY JUDGMENT

Plaintiff Hightimes Adventure Real Estate Co., L.L.C. having moved the Court pursuant to Rule 56, Ala. R. Civ. P., for a summary judgment in its favor on the complaint, and it appearing to the Court that there is no genuine issue as to any material fact and that the Plaintiff is entitled to a judgment as a matter of law, it is

ORDERED AND ADJUDGED that summary judgment is granted hereby in favor of Plaintiff against Defendants as follows:

1. Defendants Audrey G. Driver and Alabama State Employees Credit Union were properly served with the summons and complaint but have not filed answers or made any other appearance in this case. Publication of the pendency of this action was made in the Shelby

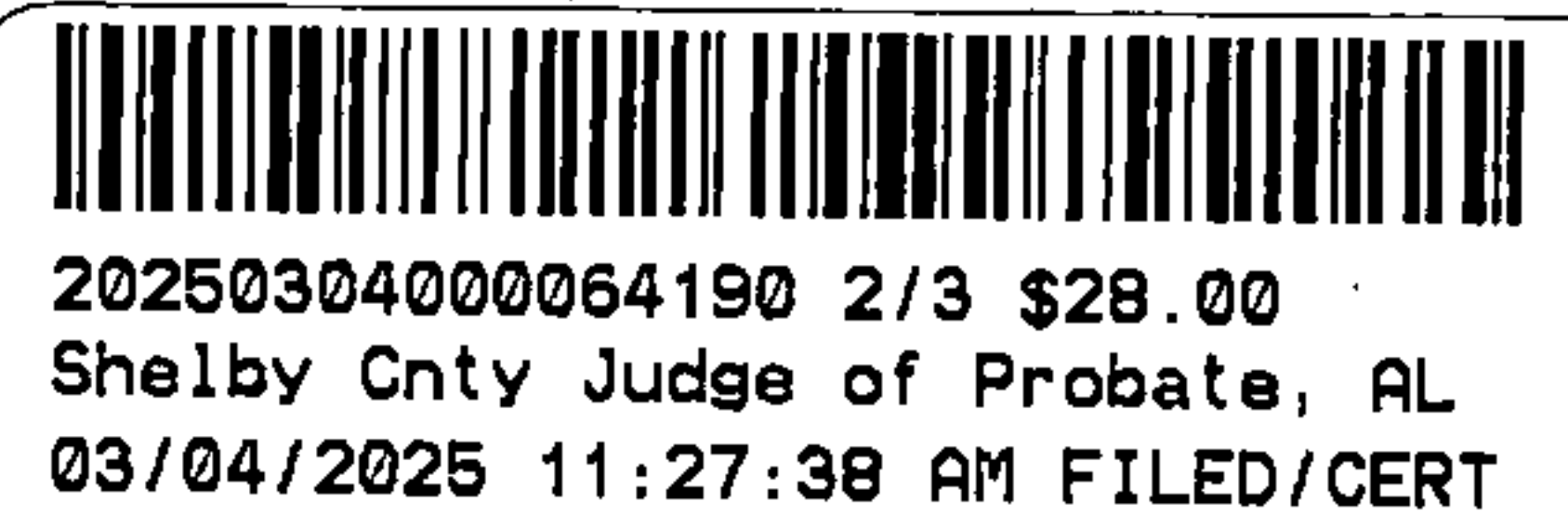
Certified a true and correct copy

Date:

3/4/25

Mary H. Harris

Mary H. Harris, Circuit Clerk
Shelby County, Alabama



County Reporter, a newspaper of general circulation in Shelby County, Alabama, on August 25, September 1, September 8, and September 15, 2024, calling upon all persons claiming title to, interest in, or lien or encumbrance upon the lands described in the complaint and notice, or any portion thereof, to plead, answer or otherwise defend on or before the 16th day of October, 2024. More than sixty days has elapsed from the date of the first publication of said notice and the filing of a certified copy thereof in the office of the judge of probate of Shelby County, Alabama. The guardian ad litem has filed an answer on behalf of any unknown persons who may claim any title to, interest in, or lien or encumbrance upon the property, denying the allegations in the complaint.

2. The Court finding that the Complaint filed in this action complies in all respects with the requirements of Ala. Code §§ 6-6-560 and -561, and the evidence satisfies the special requirements of Ala. Code § 40-10-82, providing for a three year statute of limitations for tax titles, it is the opinion of the Court that the Plaintiff is entitled to the *in rem* relief prayed for in the Complaint.

3. The right, title, interest and ownership of the Plaintiff in and to the property is hereby established and forever quieted *in rem* and against the Defendants and the property, which is more particularly described as:

Lot 4 according to the Survey of Brook Lane Family Subdivision, as recorded in Map Book 36, Page 72, in the Probate Court of Shelby County, Alabama.

The Property is designated in the records of the Shelby County Property Tax Commissioner as parcel # 20-8-34-0-000-001.003.

4. The clerk of this Court shall certify copies of this judgment for recording the same in the Office of the Judge of Probate of Shelby County, Alabama, and the same shall be indexed in the same books and in the same manner in which deeds are recorded, and said judgment shall be

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indexed in the name of the Defendant, Audrey G. Driver, against whom this relief is granted, in the direct index and in the name of the Plaintiff in possession of the property, Hightimes Adventure Real Estate Co., L.L.C., in the reverse index.

5. The guardian ad litem, Vicki N. Smith, is awarded the sum of \$750.00 as a fee for her services rendered in this action, to be paid by the Plaintiff.

6. Costs of this action are taxed to the Plaintiff.

7. This is a final judgment in this action. All other requests for relief against any party not already disposed of are hereby denied.

This the 3rd day of December, 2024.

Jonathan Spain
Circuit Judge