



AlaFile E-Notice

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03/21/2025 11:14:20 AM
ORDER 1/3

58-CV-2023-900366.00

Judge: WILLIAM H. BOSTICK, III

To: EARLEY JIMMY RAY JR
jim@stanley-law.com

NOTICE OF COURT ACTION

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

BRANDI L COSPER V. A PARCEL OF LAND IN SHELBY COUNTY, ALABAMA ET AL
58-CV-2023-900366.00

A court action was entered in the above case on 3/17/2025 10:33:55 AM

ORDER

[Filer:]

Disposition: GRANTED
Judge: WHB
Notice Date: 3/17/2025 10:33:55 AM

MARY HARRIS
CIRCUIT COURT CLERK
SHELBY COUNTY, ALABAMA
POST OFFICE BOX 1810
112 NORTH MAIN STREET
COLUMBIANA, AL, 35051

205-669-3760
mary.harris@alacourt.gov



ELECTRONICALLY FILED
3/17/2025 10:33 AM
58-CV-2023-900366.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

COSPER BRANDI L,)	
Plaintiff,)	
)	
V.)	Case No.: CV-2023-900366.00
)	
A PARCEL OF LAND IN SHELBY)	
COUNTY, ALABAMA,)	
SAUNDERSON ROBERT V,)	
SAUNDERSON THERESA V,)	
SAUNDERSON ROBERT V III ET AL,)	
Defendants.)	

ORDER FOR DEFAULT JUDGMENT AND QUIET TITLE

This Court takes judicial notice that more than thirty (30) days have passed since service was perfected on the Defendants ROBERT V. SAUNDERSON, THERESA V. SAUNDERSON, ROBERT V. SAUNDERSON III, KAREN L. SAUNDERSON, their Estates, any heirs or devisees, and any unknown parties who may claim an interest in the subject property described below, with no answer or response filed by said defendants in this case. For this reason, Plaintiff's motion for a Default Judgment and Quiet Title is hereby GRANTED.

It is ORDERED, ADJUDGED, and DECREED that the Defendants ROBERT V. SAUNDERSON, THERESA V. SAUNDERSON, ROBERT V. SAUNDERSON III, KAREN L. SAUNDERSON, their Estates, any heirs or devisees, and any unknown parties who may claim an interest in the subject property are divested of all rights, title, and interest, including rights of redemption, in the following described parcels of real property:

Lots 19, 20, 21, 22, 23, and 24, in Block E, according to the Plat of Wilmont Subdivision, as recorded in the Office of the Probate Judge of Shelby County, Alabama, in Map Book 3, page 124.

Shelby County, Alabama Parcel ID: 36 2 09 2 001 046.000

It is further ORDERED, ADJUDGED, and DECREED by the Court that the Plaintiff BRANDI L. COSPER is entitled to the relief prayed for in the complaint and that the fee simple title claimed by the Plaintiff in and to the above-described lands, with the exceptions noted above, have been duly proved, and that the Plaintiff BRANDI L. COSPER is the owner of said lands and have a fee simple title thereto.

It is further ORDERED, ADJUDGED, and DECREED that the rights, title, interest, and ownership of the Plaintiff BRANDI L. COSPER in and to the property is hereby

ESTABLISHED and forever quieted. Title to the property in fee simple absolute is VESTED in the Plaintiff BRANDI L. COSPER, without further rights of redemption in any person, party, or entity.

It is further ORDERED, ADJUDGED, and DECREED that the Clerk of the Probate Court will record this order in the same volumes as deeds and mortgages are recorded. The names of the GRANTORS shall be ROBERT V. SAUNDERSON and THERESA V. SAUNDERSON, ROBERT V. SAUNDERSON III, and KAREN L. SAUNDERSON. The name of the GRANTEE shall be BRANDI L. COSPER.

It is further ORDERED, ADJUDGED, and DECREED that all other existing recorded and unrecorded interests in the property are hereby EXTINGUISHED; except any recorded easement or right-of-way, restrictive covenant, prior reservation or severance of all mineral, mining, oil and gas rights within and underlying the property; such state of facts as shown on recorded plats, or restriction or covenants imposed under the Alabama Land Recycling and Economic Development Act, or any other environmental law in effect in the state, severed oil, gas, and mineral rights and mineral leases and agreements are excepted from Act 2013, No. 13-249, and any quiet title action authorized herein. Nothing in this Order shall be construed as extinguishing any right, title, or interest of any kind in the above-referenced real property, whether or not recorded, held by any person or entity engaged in the generation, transmission, or distribution of electric power, natural gas, or telecommunications.

The Court finds that all persons entitled to notice and opportunity to be heard have been provided such notice and opportunity. The Court further finds that Plaintiff BRANDI L. COSPER provided notice to all interested parties or that they complied with the notice procedures as set out in the Ala. Code §§ 6-6-540 (1975), et seq. and 6-6-560, et seq., creating a rebuttable presumption that interested parties received notice and an opportunity to be heard.

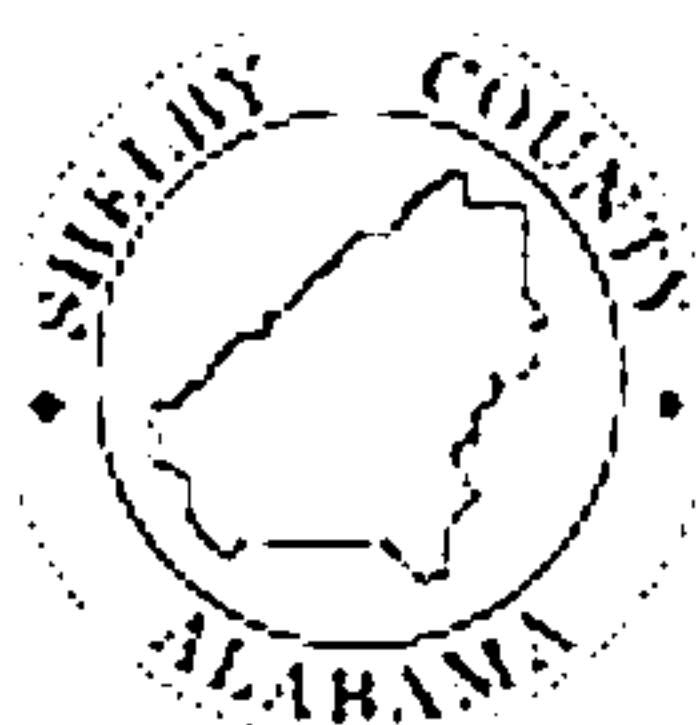
This is a final order and judgment disposing of all claims in this case.

That the Plaintiff shall tender the sum of \$750.00 to the guardian *ad litem* assigned to this case, William R. Justice, Esq., for services rendered within thirty (30) days from the date of this Order.

Costs taxed as paid.

DONE this 17th day of March, 2025.

/s/ WILLIAM H. BOSTICK, III
CIRCUIT JUDGE



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/21/2025 11:14:20 AM
\$30.00 BRITTANI
20250321000084450

Allen S. Beryl