

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

TOLEDO URIEL AGUIRRE,
Plaintiff,

V.

WEATHERLY INVESTMENT
PARTNERSHIP,
DON ARMSTRONG, PROPERTY TAX
COMMISSIONER,
Defendants.

) Case No.: CV-2024-900193.00



20250509000140390 1/5 \$34.00
Shelby Cnty Judge of Probate, AL
05/09/2025 09:47:06 AM FILED/CERT

FINAL JUDGMENT

THIS CAUSE COMING ON TO BE HEARD by the Court on the Plaintiff's Complaint asking that the 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. That the Plaintiff, Uriel Aguirre Toledo, at the time of the filing of the Complaint in this cause, claims in his own right a fee simple title to and was in actual peaceable possession of the following-described land, lying in Shelby County, Alabama, and more particular described as follows:

BEG INTER W LN E1/2 SE1/4 & S ROW HWY #11 NE 271.88 TO POB CONT NE65.75 MEANDER SELY 210.34 E190.74 CURVE SLY144.68 NW50(S) S15(S) NW220.53 CURVE NLY218.49 TO POB LES ACQ ROW HWY 51 PROJECT STPBA 7132 003

Said property is also described as:

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN N 00-45'06"W, ALONG THE EAST LINE OF SAID 1/4-1/4 FOR 492.30'; THENCE RUN N 72-07'24" W FOR 880.92' TO A CAP REBAR, AND THE POINT OF BEGINNING; THENCE RUN S 29-55'34"W FOR 33.27' TO A CAP REBAR; THENCE RUN N 72-37'27"W FOR 298.89' TO A CAP REBAR; THENCE RUN N 27-10'59" W FOR 31.40' TO A 1/2" REBAR; THENCE RUN N 10-22'37" W FOR 68.74' TO A CAP REBAR SITUATED ON THE



20250509000140390 2/5 \$34.00
Shelby Cnty Judge of Probate, AL
05/09/2025 09:47:06 AM FILED/CERT

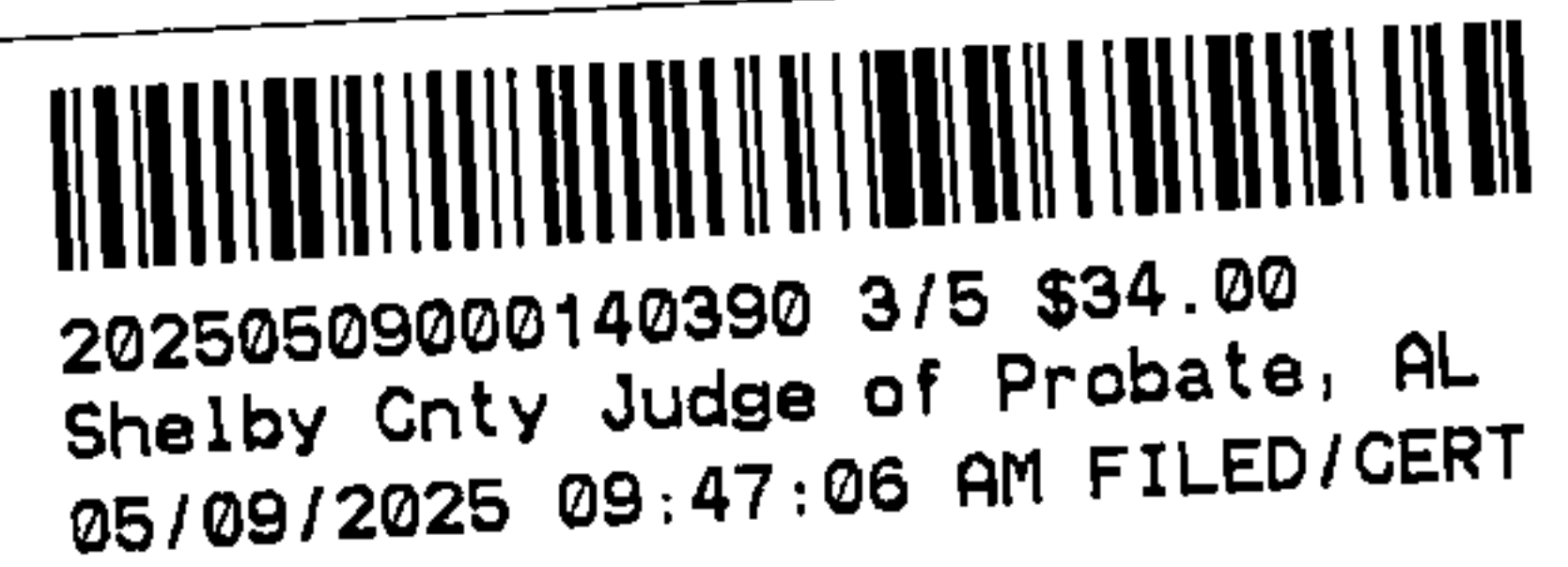
SOUTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NUMBER 11; THENCE RUN N 35-37'03" E, ALONG SAID RIGHT OF WAY LINE FOR 103.26' TO A CAP REBAR, SITUATED ON A CURVE TO THE RIGHT, HAVING A CHORD BEARING OF S 01-48'25" W, A CHORD OF 65.63', A CENTRAL ANGLE OF 34-35'30", A RADIUS OF 110.37'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 66.63' TO THE END OF SAID CURVE AND THE POINT OF BEGINNING OF A CURVE TO THE LEFT, HAVING A CHORD BEARING OF S 32-23'10" E, A CHORD OF 78.47', A CENTRAL ANGLE OF 81-40'42", A RADIUS OF 60.00'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 85.53' TO A CAP REBAR AND THE END OF SAID CURVE; THENCE RUN S 72-07'11" E FOR 189.90' TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, HAVING A CHORD BEARING OF N 86-42'31" E, A CHORD OF 18.22', A CENTRAL ANGLE OF 42-44'12", A RADIUS OF 25.00', THENCE RUN ALONG THE ARC OF SAID CURVE FOR 18.65' TO THE END OF SAID CURVE AND THE POINT OF BEGINNING OF A CURVE TO THE RIGHT HAVING A CHORD BEARING OF S 42-12'16" E, A CHORD OF 96.33', A CENTRAL ANGLE OF 148-51'13", A RADIUS OF 50.00'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 129.90' TO THE END OF SAID CURVE, AND THE POINT OF BEGINNING, CONTAINING 30960 SQUARE FEET.

Said property having a parcel ID#14-4-19-4-000-007.002

2. That 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.

3. That 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 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.

4. That the named Defendants are Weatherly Investment Partnership; an Alabama General Partnership; Don Armstrong, in his capacity as Tax Collector; and all of their heirs, assigns, and their successors; whose addresses are unknown to the Plaintiff.



The names of none of the other parties Defendants were known to the Plaintiff, and they have exercised diligence to ascertain the facts with regard thereto.

5. That 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 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.

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

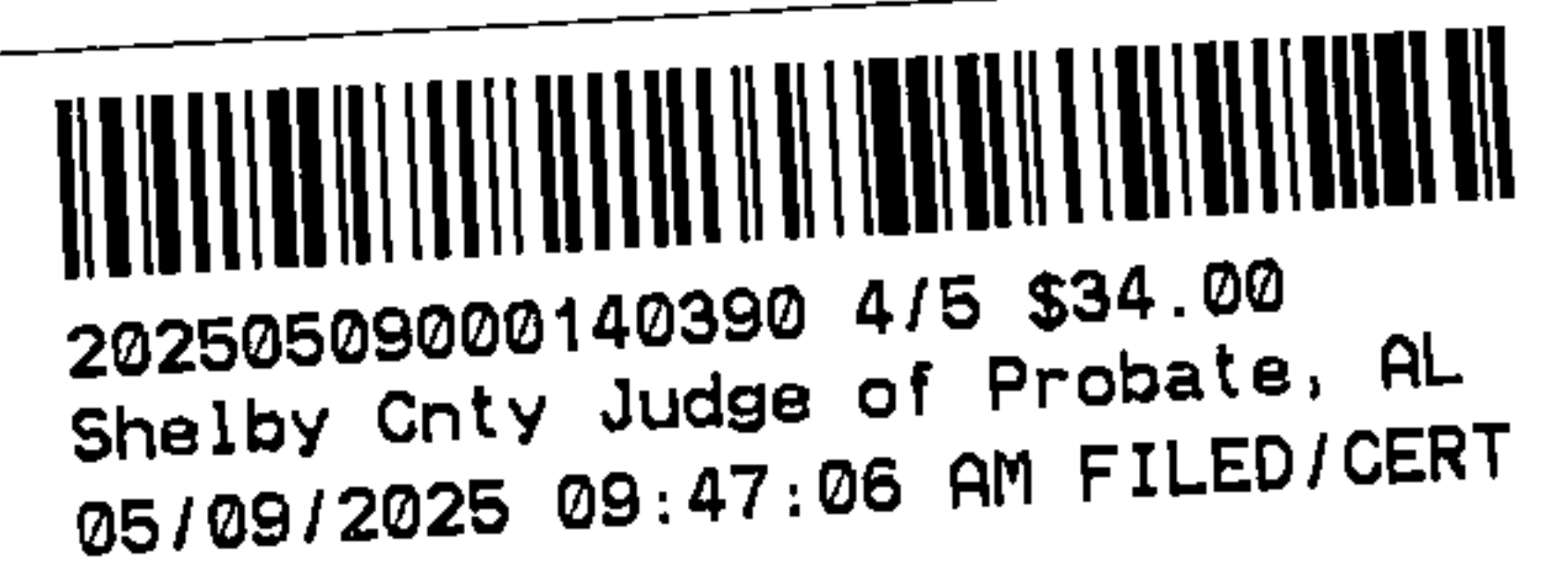
7. That The Honorable William Justice was appointed Guardian *Ad Litem* by this Court to represent the minor Defendants, the unknown Defendants, or persons of unsound mind, and all of their heirs, assigns, devisees, and beneficiaries. Said Guardian *Ad Litem* has found no other heirs or other parties who might have an interest in the property described herein.

8. That the Plaintiff has proven to the Court his chain of title to said land and that he has exercised and demonstrated his possession and ownership of the subject land required by the law of this State to establish title to same.

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 Honorable William Justice, Guardian *Ad Litem* in this cause, is hereby awarded the sum of One Thousand Dollars (\$1,000.00), for serving as such Guardian *Ad Litem* for any and all minors, unknown persons, and persons of unsound mind, which said amount has been paid directly by Plaintiff to the said William Justice.

E. That upon receipt of the funds taxed as costs in this case, which shall include recording fees, the Clerk of this Court shall certify copies of this Judgment and record same in the Office of the Judge of Probate of Shelby County, Alabama, and the same shall be indexed in the same book and in the same manner in which Deeds are recorded and said Judgment shall be indexed in the name of the Defendants against whom this relief is granted in the direct index and in the name of the Plaintiff, Uriel



20250509000140390 5/5 \$34.00
Shelby Cnty Judge of Probate, AL
05/09/2025 09:47:06 AM FILED/CERT

Aguirre Toledo, in quiet possession of the land in the reverse index.

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

DONE this 30th day of April, 2025.

/s/ JONATHAN A. SPANN
CIRCUIT JUDGE