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 10/15/2025 03:35:08 PM
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This instrument prepared by:
Jeffrey M. Chapman, Esq.
 2163 Highway 31 South, Suite 213
 Pelham, Alabama 35124
 (205) 663-1599

Source of title: Instrument # 20170110000008340
Assessed Value: \$234,200.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

CLERK'S DEED

****TITLE NOT EXAMINED BY PREPARER****

KNOW ALL MEN BY THESE PRESENTS, that Whereas, on the 5th day of May 2025, a decree was rendered by the Circuit Court of Shelby County, Alabama, in a certain cause pending in the said Court, (Case No. CV 2024-900888.00) , wherein GUARDIAN TAX AL, LLC, as plaintiff and HEIRS OF LOUISE DICKEY; ROBERT F. RANSON; RICHARD BLAKE RANSON; JAMES ERIC RANSON; ALABAMA MEDICAID AGENCY; DON ARMSTRONG only in his capacity as, PROPERTY TAX COMMISSIONER, as defendants, and wherein and whereby it was ordered and decreed that a deed conveying all the right, title, claim and interest of HEIRS OF LOUISE DICKEY; ROBERT F. RANSON; RICHARD BLAKE RANSON; JAMES ERIC RANSON; ALABAMA MEDICAID AGENCY; DON ARMSTRONG only in his capacity as, PROPERTY TAX COMMISSIONER, the defendants in said cause, in and to said land.

I, MARY H. HARRIS , clerk of the Circuit Court of Shelby County, Alabama, by virtue of the authority vested in me by said decree of said Court, do hereby grant, bargain, sell and convey unto, **Guardian Tax AL, LLC**, the following described tract or parcel of land lying and being in Shelby County, Alabama, to-wit:

Lot 230, according to the Final Plat of Camden Cove West, Sector 3, Phase 3, as recorded in Map Book 39, Page 131, in the Probate Office of Shelby County, Alabama.

Commonly Known As: 265 Addison Drive, Calera, Alabama 35040
 Tax Parcel ID No: 28 4 17 1 004 036.000

TO HAVE AND TO HOLD unto the Grantee forever.

IN WITNESS WHEREOF, I have hereunto signed my name as clerk aforesaid, and have affixed the seal of this Court, this the 9th day of October 2025.

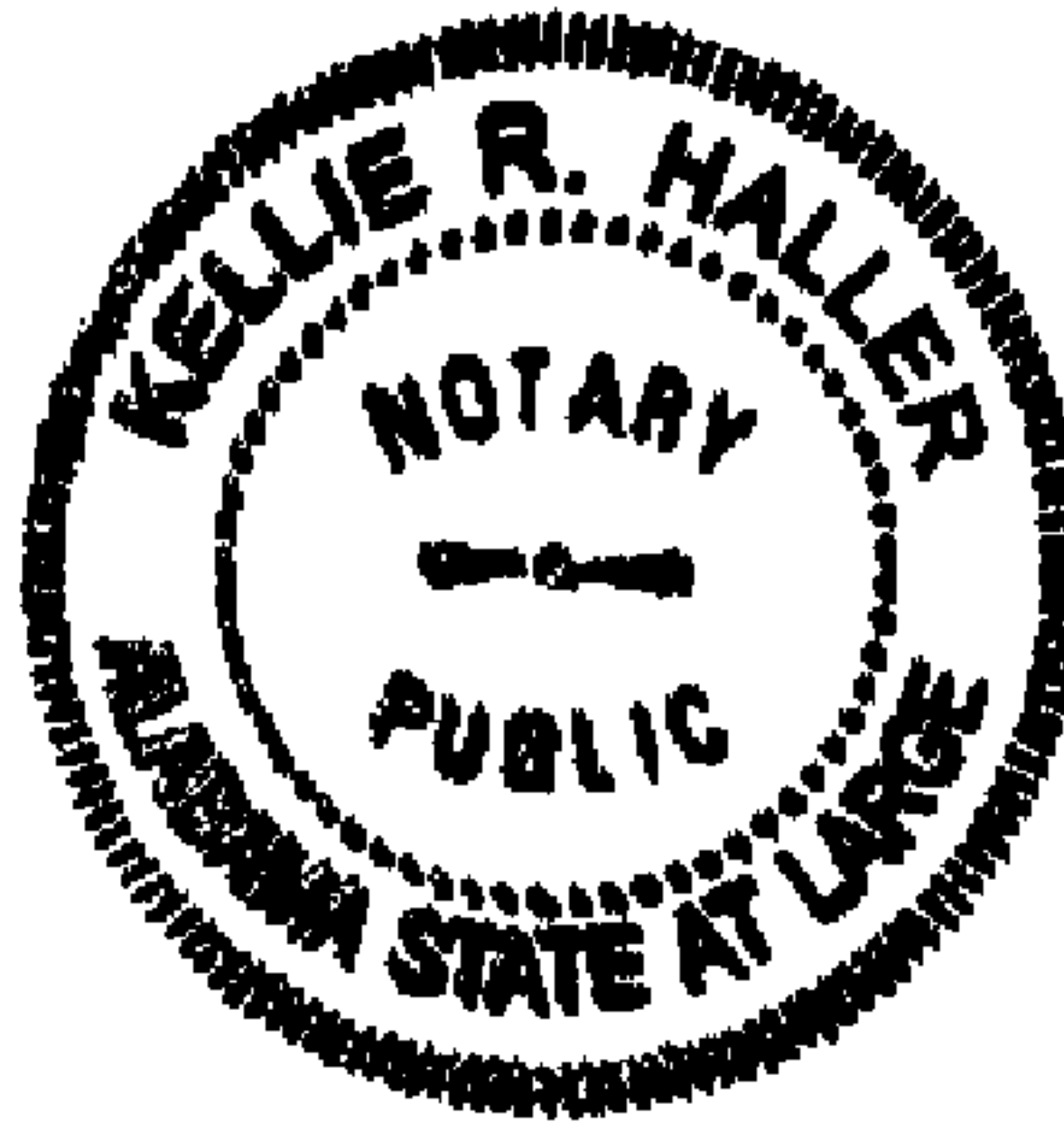
Mary H. Harris
 Clerk of Circuit Court Shelby County,
 Alabama



STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public in and for said County and 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, he/she, in his/her capacity as such Clerk, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 9th day of October 2025.



Kellie R. Haller
Notary Public
My Commission Expires: 10/20/27



ELECTRONICALLY FILED
10/9/2025 8:55 AM
58-CV-2024-900888.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

GUARDIAN TAX AL, LLC,
Plaintiff,

V.

DICKEY HEIRS OF LOUISE,
RANSON RICHARD BLAKE,
RANSON JAMES ERIC,
ALABAMA MEDICAID AGENCY ET AL,
Defendants.

Case No.: CV-2024-900888.00

AMENDED ORDER OF DEFAULT JUDGMENT

THIS MATTER having come before the Court on April 29, 2025, for a hearing on Default Judgment as Ordered by this Court on March 27, 2025 [Document 47]. Present on that day on behalf of Plaintiff, Guardian Tax AL, LLC, its attorney, Jeffrey M. Chapman, and there being no other parties present. Plaintiff requests the court enter judgment regarding the real property known as 265 Addison Dr, Calera, AL, 35040, (Parcel No. (28 4 17 1 004 036.000) (the "Property"), which was purchased at the Shelby County Alabama tax lien sale held on April 1, 2020 (the "Tax Sale"). Because the facts and law support the relief requested by Plaintiff, the Court **GRANTS** the Default Judgment, making the following findings of fact and conclusions of law.¹

1. This action was commenced by Guardian under Ala. Code § 40-10-197 as an action to foreclose on Defendants' right to redeem and involves the premises known as 265 Addison Dr, Calera, AL, 35040, (Parcel No. (28 4 17 1 004 036.000) (the "Property"), which was purchased at the Shelby County Alabama Tax Lien Sale held on April 1, 2020 (the "Tax

Sale"). Legal Description:

Lot 230, according to the Final Plat of Camden Cove West, Sector 3, Phase 3, as recorded in Map Book 39, Page 131, in the Probate Office of Shelby County, Alabama.

2. As set forth in the Complaint, Prior to the tax sale, Lisa D. Arnold, an unmarried woman, conveyed the property to Louise Dickey by Warranty Deed recorded on January 10, 2017, at Instrument number 20170110000008340, records of Judge of Probate. [See Complaint, Exhibit C].

3. Louise Dickey died on April 23, 2024, and no estate was filed for her with the probate court. Her daughter Sandra Louise predeceased her.

4. Defendants Robert F. Ranson, Richard Blake Ranson, and James Eric Ranson may claim an interest in the property as grandchildren and heirs of Louise Dickey.

5. Defendant Alabama Medicaid Agency held a recorded interest in the property pursuant to a lien recorded at instrument number 202220425000167910, and said Lien has been released by instrument recorded on October 22, 2024, at Instrument 20241022000329980.

6. Louise Dickey, prior to her death, failed to pay the *ad valorem* real property taxes at the time they were due.

7. Defendants failed to redeem the property within four years from the Tax Sale.

8. All defendants were served by process server or certified mail in September of 2024.

9. Defendant Alabama Medicaid filed an Answer on October 11, 2024, asserting it had a lien upon all property and subsequently filed a Lien Release on October 22, 2024, at Instrument number 20241022000329980. Having released its lien on the property, Defendant Alabama Medicaid was dismissed from this action by prior Order [Document 40] on February

12, 2025.

10. As of the date of this order, no Defendants have redeemed the property.

Conclusions of Law

1. This matter is properly before the Court. Notice was properly given to Defendants, and the Court has personal jurisdiction over them. Further, this matter is within the subject matter jurisdiction of this Court and venue is proper.

2. This matter is ripe for final resolution without a hearing. Ala. Rules Civ. P. 55(b)(2). The facts necessary to support the relief requested are contained within the record before the Court, including the allegations in the Complaint, which Defendants have admitted by virtue of their default. *See* Ala. Rules Civ. P. 12 and 55. Defendants have failed to contest Plaintiff's entitlement to relief or redeem the property.

3. The tax lien auction was valid.

4. That proper notice was given.

5. That Plaintiff is the holder of all tax lien certificates on the property and the tax lien certificates have not been redeemed.

ORDER

Therefore, it is ORDERED, ADJUDGED, and DECREED that:

1. Plaintiff shall have judgment in its favor foreclosing the right of the Defendants to redeem the subject property.

2. The Circuit Clerk is hereby directed to execute and deliver to the Plaintiff a deed conveying the interests of the Defendants in the property as described in the tax lien certificates to wit: as 265 Addison Dr, Calera, AL, 35040, (Parcel No. (28 4 17 1 004 036.000) in accordance with Code of Alabama § 40-10-197 (f).

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3. The Circuit Clerk shall deliver the clerk's deed to Plaintiff's attorney for recording.

4. Costs are taxed as paid.

DONE this 9th day of October, 2025.

/s/ LARA M ALVIS
CIRCUIT JUDGE

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Heirs of Louise Dickey
 Mailing Address 265 Addison Drive
Calera, AL 35040

Grantee's Name Guardian Tax AL, LLC
 Mailing Address 920 S. 107th Ave, STE 250
Omaha, NE 68114

Property Address
265 Addison Drive
Calera, AL 35040

Date of Sale October 15, 2025
 Total Purchase Price \$
 or

Actual Value \$
 or
 Assessor's Market Value \$234,200.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/15/2025 03:35:08 PM
 \$279.50 KELSEY
 20251015000317880

Allen S. Byrd

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other - Assessor's Market Value
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date October 15, 2025

Print Rebecca M. Lambertus

☐ Unattested

(verified by)

Sign Rebecca M. Lambertus

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1