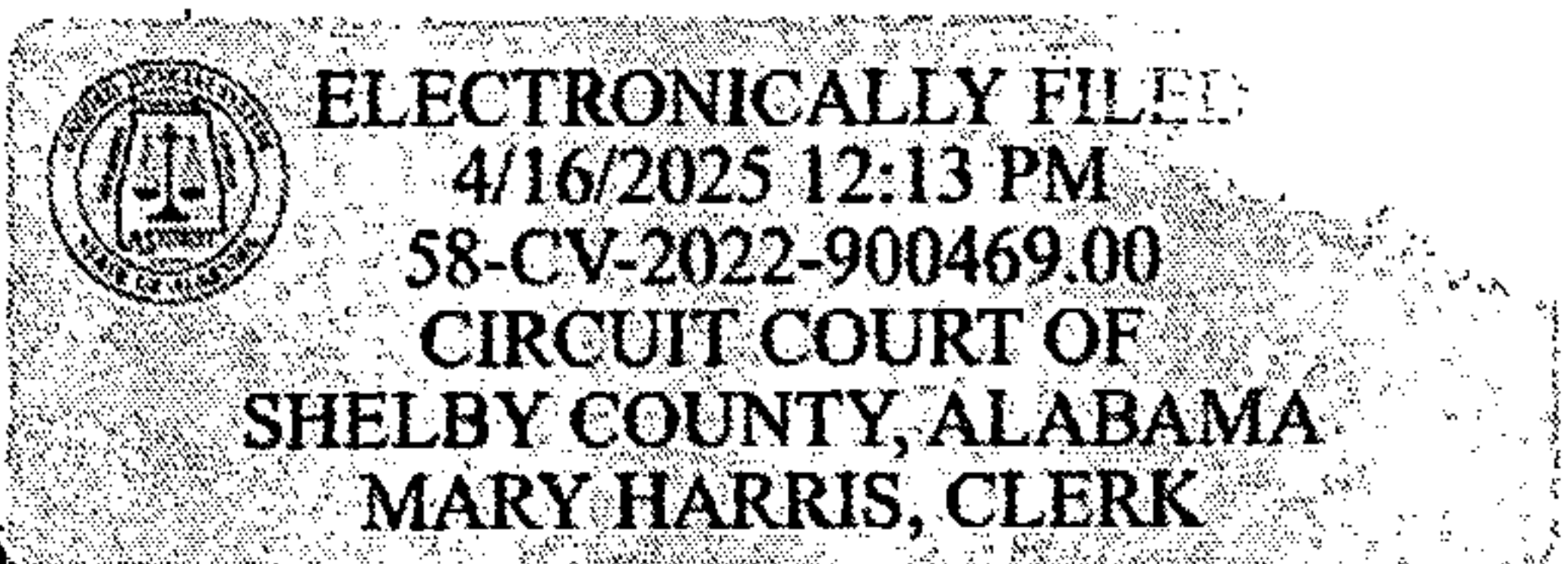




IN THE CIRCUIT COURT OF SHELBY COUNTY,

DAVIS STEPHEN R,
Plaintiff,

V.

Case No.: CV-2022-900469.00

TITOS CP,
ALABAMA HOME BUILDERS INSURER,
ALABAMA DEPT. REVENUE,
BENT CREEK HOMEOWNERS ET AL,
Defendants.



20251208000375500 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
12/08/2025 02:58:51 PM FILED/CERT

FINAL JUDGMENT ORDER

This action came on to be heard before the court on 9/26/2024. John A. Daugherty was present in court representing Steve Davis ("Davis"). Richard O'Neal was present representing the Internal Revenue Service. Dan Head was present and was appointed as the guardian ad litem in this matter. No other parties appeared in this matter. The Plaintiff submitted for judgment on the pleadings.

Defendant Bent Creek Homeowners was served with the complaint of this action on 2/3/2023 and filed it's Answer on 3/10/2023 disclaiming any interest it may have. Defendant Alabama Dept. Of Revenue - Collection Services was served on 8/18/2022 and the Alabama Attorney General % Steve Marshall was served on 2/21/2023 and filed a Notice of Appearance by Ralph M. Clements, III, on 7/18/2023. Defendant Tito's Co. % Humberto L. Medina was served on 8/19/2022. Defendant Iberiabank % C T Corporation System was served on 8/23/2022. Defendant Alabama Home Builders Insurer % Belinda Bush was served on 8/18/2022. Defendant Internal Revenue Service was served on 1/8/2024 with an Amended Complaint and Richard O'Neal filed an appearance to represent the Internal Revenue Service on 1/22/2024.

An Application and Affidavit and Entry of Default against Defendant Alabama Dept. Of Revenue - Collection Services, Defendant Iberiabank % C T Corporation System, Defendant Tito's Co. % Humberto L. Medina and Defendant Alabama Home Builders Insurer % Belinda Bush was granted on 12/12/2022.

The guardian ad litem, Dan Head, actively participated in the taking of testimony in this action and 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, it is of the opinion of the court that the plaintiff is entitled to the in rem relief prayed for in the complaint regarding the real property described as:

Certified a true and correct copy

Date: 12/8/2025

Mary H. Harris TS
Mary H. Harris, Circuit Clerk
Shelby County, Alabama

LEGAL DESCRIPTION: Lot 10, according to the Survey of Bent Creek Sector 1, as recorded in Map Book 36, Page 23, in the Probate Office of Shelby County, Alabama;

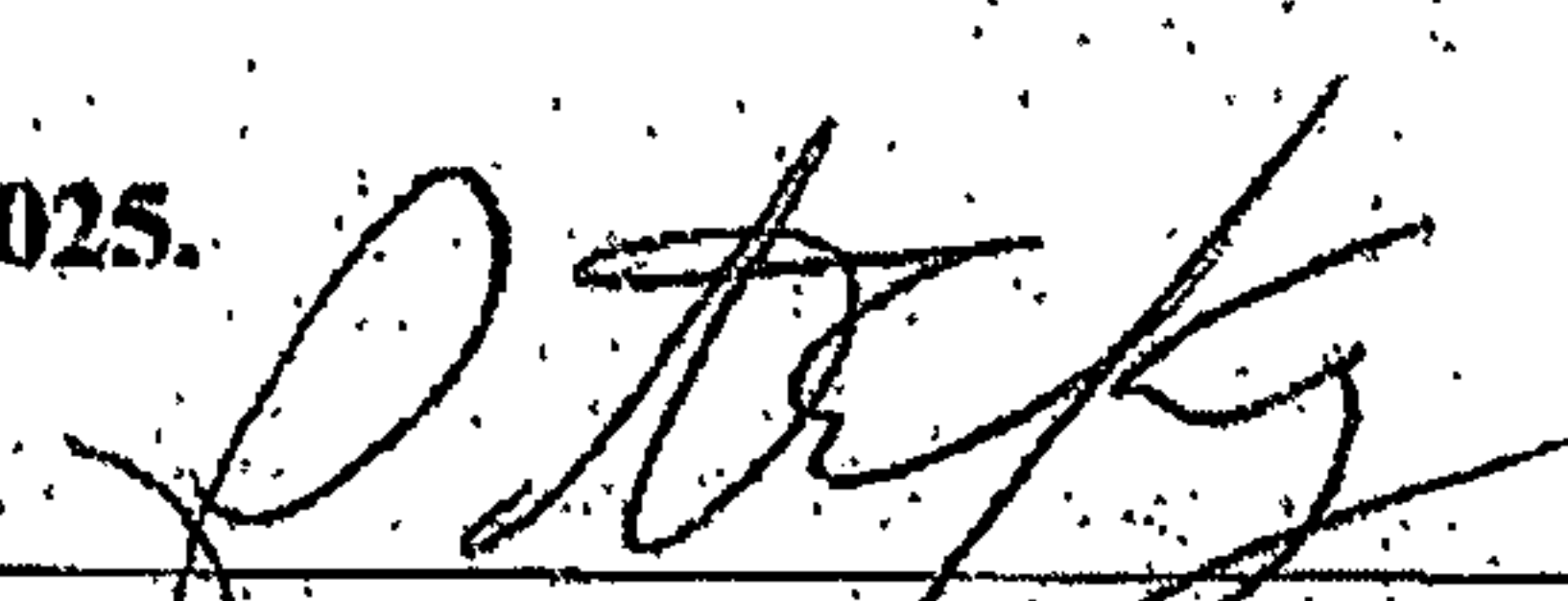
PARCEL ID#: 14-01-12-001-002-010.000 in Shelby County, Alabama.

No defendants have answered this complaint other than the guardian ad litem, Dan Head, as guardian ad litem and Richard O'Neal for the Internal Revenue Service in open court on 9/26/2024. Richard O'Neal has agreed with this action to quiet title in the name of the Plaintiff Davis if the language set out in the first (1st) statement of the said Order below is used specifically addressing the quality of the said federal tax lien that will be discharged from the Subject Property.

Accordingly, it is ordered, adjudged, and decreed:

- 1) The Notice of Federal Tax Liens attached hereto as Exhibit A and Exhibit B are discharged from the Subject Property being described above.
- 2) The guardian ad litem, Dan Head, is awarded the sum of \$650.00 from the Plaintiff as a fee for his services rendered in this action.
- 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 property which is more particularly described above.
- 4) The clerk of this court shall certify copies of this judgment and record the 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 relief is granted in the direct index and in the name of the plaintiff in possession of the property in the reverse index.
- 5) Cost of this action are taxed to the Plaintiff Steven Davis.

DONE this 15 day of April, 2025.



CIRCUIT JUDGE