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58-CV-2020-900649.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

J & S PROPERTIES, LLC, laintiff,) Case No.:	20251208000375520 1/2 \$25.00 Shelby Cnty Judge of Probate, AL 12/08/2025 02:58:53 PM FILED/CERT	
FOREST LAKES LLC, SFS, LLC, Defendants.		

FINAL ORDER

This action came on to be heard before the court on 8/26/2024. John A. Daugherty was present in court representing DJ & S, LLC along with Steve Davis, as the Managing Member of DJ & S, LLC. Josh Arnold 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 an affidavit from the Shelby County Reporter testifying that it ran a publication of this action on 1/22/2023, 1/29/2023, 2/5/2023 and 2/12/2023 authorizing any answers to this complaint no latter than 3/14/2023. More than thirty days has elapsed from the date of the last publication of said notice and the filing of a certified copy therefor in the office of the Judge of Probate of Shelby County.

Defendant SFS, LLC was served with the complaint of this action on 10/2/2023 but has never answered the said complaint and did not appear in court. Defendant Forest Lakes, LLC is a dissolved Alabama Limited Liability Company and was given notice by publication but has never responded nor appear in court.

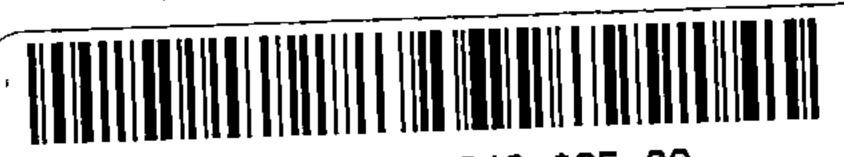
The guardian ad litem, Josh Arnold, actively participated in the taking of testimony in this action and the court finding that the complaint filed in this action complies in all respects with the requirements of Ala Code §§6-6-560 and -561, it is of the opinion of the court that the plaintiff is entitled to the in rem relief prayed for in the complaint regarding the real property described as:

LEGAL DESCRIPTION: a parcel of land lying within the SE 1/4 of the SE 1/4 of Section 21, Township 19, Range 1 West assessed underParcel Id Number: 09-5-21-0-000-001.500 in Shelby County, Alabama and more particularly described as:

All that part of the Southeast 1/4 of the Southeast 1/4 of Section 21, Township 19 South, Range 1 West, lying Southeast of Forest LakesSector 5, as recorded in Map Book 34 on Page 122 A-C in the

Certified a true and correct copy
Date: 12/8/2025

Mary H. Harris, Circuit Clerk
Shelby County, Alabama



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Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows: Begin at 3" capped pipe found locally accepted as the Southeast corner saidSection 21; thence run North 86° 52' 56" West (an assumed bearing) along the South line of said Quarter-Quarter Section for a distance of 839.77 feet to a 5/8" rebar found at the Southeast corner of Lot 418 in said Forest LakesSector 5; thence run North 46° 33' 43" East along the Southeast side of lots 418-436 in said Forest Lakes Sector 5 for a distance of 1211.75 feet to a5/8" rebar found on the East line of said Quarter-Quarter Section; thence run South 02° 41' 36" West along said East line of said Quarter-Qu

No defendants have answered this complaint other than the guardian ad litem, Josh Arnold, as guardian ad litem in open court on 8/26/2024. Accordingly, it is ordered, adjudged, and decreed:

- 1) The guardian ad litem, Josh Arnold, is awarded the sum of \$650.00 from the Plaintiff as a fee for his services rendered in this action.
- 2) 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
- 3) 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 is relief is granted in the direct index and in the name of the plaintiff in possession of the property in the reverse index.
- 4) Cost of this action are taxed to D J & S, Properties, LLC, an Alabama Limited Liability Company.

DONE this 17th day of March, 2025.

/s/ JONATHAN A. SPANN
CIRCUIT JUDGE