

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

DJ & S PROPERTIES LLC, Plaintiff,		20251208000375530 1/3 \$28.00 Shelby Chty Judge of Probate, AL 12/08/2025 02:58:54 PM FILED/CERT
V.	) Case No.:	CV-2023-000015.00
FOREST LAKES LLC,	)	
SFS 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 and each party entered a joint motion of dismissal on 10/19/2023. 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 situated in Section 22, Township 19 South, Range 1 West, lying Southeast of Forest Lakes Subdivision, Shelby County, Alabama, being more particularly described as follows: Commence at a capped rebar found with R.C. Farmer cap locally accepted as the Northwest corner the Southwest Quarter of the Southwest Quarter of said Section 22; thence run North 87° 49' 49" East (an assumed bearing) along the North line of said Quarter-Quarter Section and also along the South line of Lots 287B and 287A and Lots 318-321 in Forest Lakes 4th. Sector as Recorded in Map Book 33 on Page 25 in the Office of the Judge of Probate, Shelby County, Alabama, for a distance of 604.84 feet to a 5/8" rebar found with RCF cap at the

Certified a true and correct copy

Date: 12 0 2025

Mary H./Harris, Circuit Clerk

Shary H./Harris, Circuit Clerk



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Southeast corner of Lot 321 in said Forest Lakes 4th. Sector being the Point of Beginning; thence continue North 87° 49' 49" East along the North line of said Quarter-Quarter Section for a distance of 676.08 feet to a 5/8" rebar found with cap at the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 22; thence run North 02° 43′ 50" East along the East line of said Quarter-Quarter Section for a distance of 1335.41 feet to the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 22; thence run North 88° 08' 07" East along the North line of said Quarter-Quarter Section for a distance of 1282.63 feet to a 2" pipe found at the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 22; thence run North 00° 28' 18" East along the East line of said Quarter-Quarter Section for a distance of 1338.05 feet to the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 22; thence run North 88° 23' 06" East along the North line of said Quarter-Quarter Section for a distance of 1255.48 feet to the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 22; thence run North 00° 33' 19" West along the East line of said Quarter-Quarter Section for a distance of 1335.76 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 22; thence run South 88° 27' 37" West along the North line of said Quarter-Quarter Section for a distance of 166.25 feet to the Southeast Line of Lot 534 in Forest Lakes 10th. Sector as Recorded in Map Book 31 on Page 25B in the Office of the Judge of Probate, Shelby County, Alabama; thence run South 20° 21' 08" West along said Southeast Line of Lots 534-517 in said Forest Lakes 10th. Sector for a distance of 804.80 feet to an iron pin found with SSI cap; thence run South 60° 27' 57" West along said Southeast Line of Lots 517-516 in said Forest Lakes 10th. Sector for a distance of 203.57 feet to an iron pin found with SSI cap; thence run North 50° 16' 41" West along Lots 516-513 in said Forest Lakes 10th. Sector for a distance of 623.88 feet to an iron pin found with SSI cap; thence run South 36° 17' 45" West along Lots 246-270 in Forest Lakes 3rd. Sector Phase 2 as Recorded in Map Book 32 on Page 26A in the Office of the Judge of Probate, Shelby County, Alabama for a distance of 1531.31 feet to an iron pin found with RCF cap; thence run South 41° 59' 07" East along Lots 360-359 in Forest Lakes 4th. Sector as Recorded in Map Book 33 on Page 25 in the Office of the Judge of Probate, Shelby County, Alabama for a distance of 585.91 feet to an iron pin found with RCF cap; thence run South 58° 27' 53" West along Lots 359-348 in said Forest Lakes 4th. Sector for a distance of 1190.57 feet to an iron pin found with RCF cap; thence run South 41° 13' 28" West along Lots 348-344 in said Forest Lakes 4th. Sector for a distance of 243.89 feet to an iron pin found with RCF cap; thence run South 00° 11' 19" East along Lots 338-331 in said Forest Lakes 4th. Sector for a distance of 685.01 feet to an iron pin found with RCF cap; thence run South 44° 40' 24" West along Lots 331-321 in said Forest Lakes 4th. Sector for a distance of 687.08 feet to the Point of Beginning. Said Parcel containing 59.854 acres more or less.

Assessed under Parcel id Number: 09-5-22-0-001-001 in Shelby County, Alabama.



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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 19th day of March, 2025.

/s/ JONATHAN A. SPANN
CIRCUIT JUDGE