Entered and Filed 03/10/2026 1:39 PM Kimberly Melton Chief Clerk Probate Court Shelby County Alabama

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

20260310000070520 1/2 $.00
Shelby Cnty Judge of Probate, AL
03/10/2026 03:40:14 PM FILED/CERT

JTP MONTEVALLO, LLC,)
an Alabama limited liability company,)
Petitioner,)
)
v.)
)
B.J. SNOW and K.G. MARQUEZ,)
Respondents.)

Case No.: PR-2026-000314

ORDER FOR THE NULLIFICATION OF A FRAUDULENT MORTGAGE PURSUANT TO ALA. CODE § 13A-9-12(e)

This matter came before the Court on the Verified Petition for Nullification of Mortgage Pursuant to Ala. Code § 13A-9-12(e). A hearing on the Petition was held on March 9, 2026, and notice thereof issued to Respondents on February 13, 2026. Petitioner appeared before the Court at said hearing. Respondents, although served by process server and otherwise notified as required by law, did not appear.

The Court, having reviewed the Verified Petition and exhibits thereto, the record in this matter, and having considered the representations made at the hearing, finds that the Petition is well taken and due to be granted.

Accordingly, it is **ORDERED, ADJUDGED, and DECREED** as follows:

1. The Mortgage dated November 9, 1997, and purportedly executed by Chris W. Saxon, individually and as President of Southeastern Realty & Mortgage, Inc., in favor of B.J. Snow or K.G. Marquez, the Respondents, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, on July 13, 2022, in **Instrument Number 20220713000276360** (the "Fraudulent Mortgage"), purportedly securing the following real property is **hereby declared fraudulent and nullified pursuant to Ala. Code § 13A-9-12(e)**:

   Begin at the point of intersection of the East line of NE 1/4 of SE 1/4 of Section 2, Township 22, Range 3 West with the south line of the old Columbiana-Tuscaloosa public road, and run thence in a westerly direction along said road 900 feet, more or less; thence continue along said road in a northwesterly direction 543 feet, more or less; thence continue in a westerly direction along said road 1034 feet to the point of beginning of land herein conveyed; thence

20260310000070520 2/2 $.00
Shelby Cnty Judge of Probate, AL
03/10/2026 03:40:14 PM FILED/CERT

continue in a westerly direction along said road 210 feet, more or less, to the east line of the Montevallo-Ashville paved highway; thence along same in a southerly direction 332 feet, more or less, to the northwest corner of a lot owned by J.D. Holcombe, Jr.; thence east and perpendicular to said Montevallo-Ashville public road and along the north line of said J.D. Holcombe, Jr., lot 210 feet, more or less to the northeast corner of said J.D. Holcombe, Jr., lot; thence north and parallel with the east line of said Montevallo-Ashville Road 332 feet, more or less, to the point of beginning; being situated in Section 2, Township 22, Range 3 West, Shelby County, Alabama.
(the "Property").

2. The Court finds that the Fraudulent Mortgage was not executed by Chris W. Saxon, nor was it ratified or otherwise approved by Southeastern Realty & Mortgage, Inc. Furthermore, the Court finds that neither Chris W. Saxon nor Southeastern Realty & Mortgage received any consideration for said Fraudulent Mortgage.

3. The Fraudulent Mortgage is void and of no force or effect, and shall not constitute a lien or encumbrance against the Property.

4. This Order shall be recorded in the real property records of this Court.

DONE and **ORDERED** this 10th day of March, 2026.

Allison S. Boyd

Allison S. Boyd
Judge of Probate

cc: John W. Marsh, Esq.
Joe Wiley L. Mitchell, Esq.
B.J. Snow
K.G. Marquez