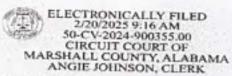
Marshall County, Ala Andrea LeCroy, Judge of Pr 02-20-2025 10:46:5 Total Due: \$ Inst Num: 329

OF Type: RP Book: 7124 Page

Total Fees:S Total Tax:

Total:\$

DOCUMENT 25



IN THE CIRCUIT COURT OF MARSHALL COUNTY, ALABAMA

GLENN COOPER, Plaintiff.

VS.

CIVIL ACTION NO. CV2024-900355

GAGE HUFFSTUTLER, JAMES JOLLEY AND EULOGIA CAPITAL, INC., Defendants.

## FINAL ORDER QUIETING TITLE

This matter came on upon a motion for summary and default judgment filed by Plaintiff, and the Court having read and considered the pleadings, the complaint of the Plaintiff, the entry of default against the Defendant, Eulogia Capital, Inc., response of Defendants Gage Huffstutler and James Jolley admitting that Plaintiff is entitled to have title quieted in him, and the affidavit of James T. Baxter III, an attorney at law in this State, together with the law applicable to the relief requested by the Plaintiff, is of the opinion that a final judgment in favor of the Plaintiff is due to be entered in this matter in accordance with the provisions of §6-6-540, 1975 Ala. Code. It is, therefore,

## ORDERED, ADJUDGED AND DECREED as follows:

That the Plaintiff, GLENN COOPER, is the fee simple owner of the real estate described in the Complaint in this case and which real estate is situated in the County of Marshall, State of Alabama, and is more particularly described as follows:

## PARCEL ONE:

PT LOT 13, GEORGE JONES SUBDIVISION IN ARAB, ALABAMA, BEING FURTHER IDENTIFIED AS PIN 16492 IN THE OFFICE OF THE REVENUE COMMISSIONER OF MARSHALL COUNTY, ALABAMA, FRONTING 100 FEET ON 10TH STREET NW, ARAB, ALABAMA AND BEING 200 FEET THEN TO REAR PROPERTY LINE.

## PARCEL TWO:

LOT 26, BLOCK 2, WILLIAMS ADDITION TO THE CITY OF BOAZ, IN MARSHALL COUNTY, ALABAMA, ACCORDING TO THE PLAT AND SURVEY RECORDED IN PLAT BOOK 1, PAGE 49 IN THE PROBATE OFFICE OF MARSHALL COUNTY, ALABAMA, BEING FURTHER IDENTIFIED AS PIN 4900 IN THE OFFICE OF THE REVENUE COMMISSIONER OF MARSHALL COUNTY, ALABAMA AND BEING LOCATED AT 613 SPARKS AVENUE, BOAZ, ALABAMA 35957.

- That neither Gage Huffstutler. James Jolley. Eulogia Capital, Inc., nor any other party other than Plaintiff, has any right, title, or interest in or encumbrance on said lands above described,
  - That the interest of the Plaintiff is and remains subject to lien for ad valorem taxes. 3.

Marshall County, Alabama Andrea LeCroy, Judge of Probate LD-33 (6/04) 8/12/2024 8:29:23 AM The State of Alabama, Total Duc: \$10.50 Marshall Inst Num: 3283424 DEED, TAX SALE Type: RP Book:7089 Page:283 Know All Men by These Presents, That WHEREAS, on the 26th day of March yet Probate Court of said County for the sale of the lands hereinafter described and conveyed for the State and County taxes then due from Gage Huffstutler & James Jolley \_ the owner of said land for the costs and expenses thereof and thereunder. AND WHEREAS, therefore, to-wit, on the day of May were duly and regularly sold by the Tax Collector of said county for taxes, costs and expenses, and at said sale Glenn Cooper became the purchaser of said lands at and for the sum of said taxes, costs and expenses, and forthwith paid said sum to said Tax Collector, and received from said collector a certificate of said purchase. AND WHEREAS, the time for the redemption of said lands by said owner or other person having an interest therein has elapsed and said certificate of purchase has been returned to the Probate Judge of said County. NOW, THEREFORE, I Andrea LeCroy Judge of said County of Marshall \_\_\_\_, under and by virtue of the provisions of Title 40-10-29, Code of Alabama 1975, and in consideration of the premises above set out, and in further consideration of the sum of five dollars (\$5.00) to me in hand paid, have this day granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto Glenn Cooper who is the present owner and holder of said certificate of purchase all the right, title and interest of the said Glenn Cooper owner as aforesaid of said land, and all the right, title, interest and claim of the State and County on account of said taxes, or under said decree in and to the following described lands hereinafter referred to, to-wit: 25-03-06-1-001-016.000 LOT 26 BLK 2 WILLIAMS ADD 9/3/85 784/37 PIN 46900 SALE PRICE \$1400.00 lying and being situate in said County and State, to have and to hold the same, the said rights, titles and interests unto himself the said Glenn Cooper and his heirs and assigns forever, but no right, title or interest of any reversioner or remaindermanin said land in conveyed hereby. IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this the 4th day of May THE STATE OF ALABAMA,

Shirley Pankey

COUNTY.

Marshall

1.50

3.00

1.00

5.00

notary

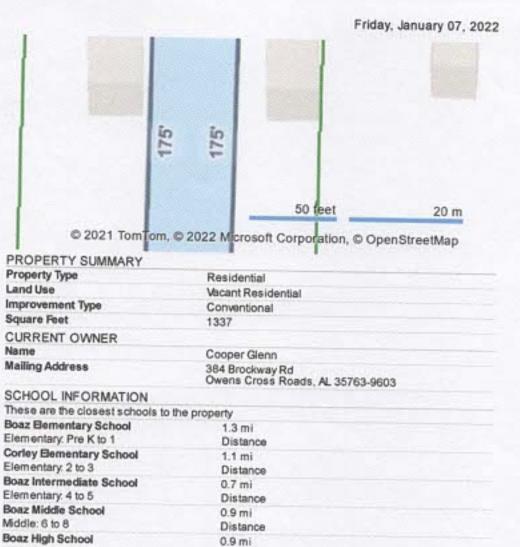


Property Address 613 Sparks Ave Boaz, AL 35957-1743 Subdivision Williams Add County Marshall County, AL GENERAL PARCEL INFORMATION Parcel ID/Tax ID 25-03-06-1-001-016.000 Alternate Parcel ID 46900 Account Number 166445 District/Ward 2010 Census Trct/Blk

Assessor Roll Year

312/4

2020



				High: 9	to 12	Distance		
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7/6/2006		Tidwell Lewis S & Latonia J			The state of the s			4729/259
TAX ASSESSME	NT			, or may rea	ma many r	Warranty Deed		4057/17
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					Exempt Reason			
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		34.201554*/-86.	155839"	Acres	Acreage			