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50-CV-2024-900355.00
CIRCUIT COURT OF
MARSHALL COUNTY, ALABAMA
ANGIE JOHNSON, CLERK

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:

1. 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.

2. 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, or any part thereof.

3. That the interest of the Plaintiff is and remains subject to lien for *ad valorem* taxes.

The State of Alabama,
Marshall COUNTY.

Marshall County, Alabama
Andrea LeCroy,
Judge of Probate
8/12/2024 8:29:23 AM
Total Due: \$10.50
1 Pages
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, 2018, a decree was rendered by the 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 1st day of May, 2018, said lands 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, as Probate

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 remainderman in said land in conveyed hereby.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal,

this the 4th day of May, 2021.

Andrea LeCroy
Judge of Probate.

THE STATE OF ALABAMA,
Marshall COUNTY.

I, Shirley Pankey

notary

1.50
3.00
1.00
5.00
10.50

Tax Notice

384 Brockway Rd

Owens Crossroads, AL
35763

Friday, January 07, 2022



LOCATION

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 312/4
Assessor Roll Year 2020

PROPERTY SUMMARY

Property Type Residential
Land Use Vacant Residential
Improvement Type Conventional
Square Feet 1337
CURRENT OWNER
Name Cooper Glenn
Mailing Address 384 Brockway Rd
Owens Cross Roads, AL 35763-9603

SCHOOL INFORMATION

These are the closest schools to the property

Boaz Elementary School 1.3 mi
Elementary: Pre K to 1 Distance
Corley Elementary School 1.1 mi
Elementary: 2 to 3 Distance
Boaz Intermediate School 0.7 mi
Elementary: 4 to 5 Distance
Boaz Middle School 0.9 mi
Middle: 6 to 8 Distance
Boaz High School 0.9 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 12/20/2021

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
12/21/2011	\$2,000	Cooper Glenn		Warranty Deed		20120003077868
10/27/2009		Federal Natl Mtg Assn	Tidwell Lewis S & Latonia J	Trustee's Deed		4729/259
7/6/2006		Tidwell Lewis S & Latonia J	Pankay-Watts Mary A	Warranty Deed		4057/17

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2020	Assessment Year	2020
Appraised Land	\$8,000	Assessed Land	
Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$8,000	Total Assessment	\$1,600
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2020			\$80.00
2019			\$80.00
2018			\$80.00
2017			\$80.00

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1				
Type	Conventional	Condition		Units
Year Built	1945	Effective Year	1945	Stories
BRs		Baths	F 1 H	Rooms
Total Sq. Ft.	1,337			
Building Square Feet (Living Space)		Building Square Feet (Other)		
First Story (Base) 1,337				
- CONSTRUCTION				
Quality		Roof Framing		
Shape		Roof Cover Deck		
Partitions		Cabinet Millwork		Asphalt
Common Wall		Floor Finish		
Foundation	Concrete	Interior Finish		
Floor System		Air Conditioning		
Exterior Wall	Asbestos	Heat Type		Yes
Structural Framing		Bathroom Tile		
Fireplace		Plumbing Fixtures		
- OTHER				
Occupancy		Building Data Source		

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Vacant Residential	Lot Dimensions	50X180
Block/Lot	2/26	Lot Square Feet	9,000
Latitude/Longitude	34.201554°/-86.155839°	Acreage	0.21