

IN THE SPECIAL COURT OF EMINENT DOMAIN
MADISON COUNTY, MISSISSIPPI

MADISON COUNTY, MISSISSIPPI, a body politic

PLAINTIFF

VS.

CIVIL ACTION NO. CO-2023-0147-JH

WALTER SADDLER; CARL SADDLER; SIDNEY SADDLER;
FREDERICK SADDLER; JOHNNIE SADDLER (a/k/a Johnny
Saddler); AUGUSTUS SADDLER; BONNIE JEAN SADDLER;
SONIA SADDLER YISREAL; BONNIE DIANE BODY; WILLIS
SADDLER, JR.; KIMBERLY RANDOLPH; PATRICK
RANDOLPH; HARVEY RANDOLPH, JR.; BONITA GAIL
SADDLER; TENIKA GAIL WILSON; EDGAR SADDLER, II; AND
CITIBANK (South Dakota) N.A.

FILED
MADISON COUNTY

AUG 16 2023

ANITA WRAY, CIRCUIT CLERK
BY WJ D.C.

DEFENDANTS

ORDER

This cause came on to be heard on the Motion of Plaintiff, Madison County, Mississippi, to dismiss Citibank (South Dakota) N.A. ("Citibank") as a necessary and proper party under Section 11-27-5, Miss. Code Ann.(1972) as amended, and the Court, having heard the evidence and argument of counsel and otherwise being duly advised in the premises, finds as follows:

1. Citibank (South Dakota) N.A. was named as a party defendant to these proceeding pursuant to Section 11-27-5, Miss. Code Ann. (1972) as amended, by virtue of that certain Judgment lien against Fred Saddler rendered in Civil Action No. CO-2010-1111/JR in the County Court of Madison County, Mississippi, rendered April 26, 2011 being File Number 78815 on the Judgment Roll in the Office of the Circuit Clerk of Madison County, Mississippi. A Notice of Renewal of Judgment was filed February 6, 2018 therein reciting that the then current amount of the judgment was \$6,718.80.

2. Defendant Frederick Saddler is a one-ninth owner of an undivided interest in the subject property as tenants-in-common with other family members.

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3. Plaintiff's Statement of Values [MEC Doc # 49], reflects that due compensation for the 0.15 acre strip of land being acquired and damages is \$6,100.00. Defendant Frederick Saddler's one-ninth share of said amount equates to \$677.78.¹

4. A Scheduling Order [MEC Doc. #15] directed that Defendants' Statement of Values be filed by July 10, 2023 and Designation of Experts by July 23, 2023. Citibank has failed to file a Statement of Values or a Designation of Experts. Moreover, Citibank has wholly failed to respond to Plaintiff's discovery in the form of interrogatories and request for production of documents [Notice of Service filed as MEC Doc. Nos. 47 and 48] seeking in part the amount said Defendant maintained was the value of the subject property immediately before and immediately after the filing of the Complaint and the amount claimed by way of due compensation for the acquisition.

5. At the time of filing of the Complaint herein, Mr. Saddler was seventy (70) years old. Pursuant to Section 85-3-1(h), Miss. Code Ann.(1972) as amended, Mr. Saddler was exempt from seizure under execution or attachment property having a value of Fifty Thousand Dollars (\$50,000.00) of whatever type, whether real, personal or mixed, including deposits of money.

IT IS, THEREFORE, ORDERED AND ADJUDGED that inasmuch as Citibank has failed to file a Statement of Values in accordance with this Court's Pre-Trial Order indicating otherwise, Defendant Frederick Saddler is exempt from Citibank's attachment of the property being acquired in this matter as well as his share of proceeds being paid for the property being acquired in this proceeding. Accordingly, Citibank has no interest in the land being acquired or the proceeds to be paid to Mr. Saddler and is therefore not a proper or necessary party to these proceedings. Plaintiff's Motion is well taken and is hereby Granted.

¹Plaintiff has announced settlement with the individual Defendants, which would result in Defendant Frederick Saddler receiving the sum of \$1,000.00.

IT IS FURTHER ORDERED AND ADJUDGED that Citibank is hereby dismissed as a party defendant in this cause.

SO ORDERED AND ADJUDGED, this the 16th day of August, 2023.


JUDGE, SPECIAL COURT OF EMINENT DOMAIN

IN THE SPECIAL COURT OF EMINENT DOMAIN
MADISON COUNTY, MISSISSIPPI

MADISON COUNTY, MISSISSIPPI, a body politic

PLAINTIFF

VS.

CIVIL ACTION NO. CO-2023-0147-JH

WALTER SADDLER; CARL SADDLER; SIDNEY SADDLER; FREDERICK SADDLER; JOHNNIE SADDLER (a/k/a Johnny Saddler); AUGUSTUS SADDLER; BONNIE JEAN SADDLER; SONIA SADDLER YISREAL; BONNIE DIANE BODY; WILLIS SADDLER, JR.; KIMBERLY RANDOLPH; PATRICK RANDOLPH; HARVEY RANDOLPH, JR.; BONITA GAIL SADDLER; TENIKA GAIL WILSON; EDGAR SADDLER, II; AND CITIBANK (South Dakota) N.A.

FILED
MADISON COUNTY

AUG 16 2023

ANITA WRAY, CIRCUIT CLERK
BY NS D.C.

DEFENDANTS

**AGREED JUDGMENT PURSUANT TO M.R.C.P 54 (b) AS TO DEFENDANTS
WALTER SADDLER; CARL SADDLER; SIDNEY SADDLER; JOHNNIE SADDLER;
AUGUSTUS SADDLER; BONNIE JEAN SADDLER; SONIA SADDLER YISREAL;
BONNIE DIANE BODY; WILLIS SADDLER, JR.; KIMBERLY RANDOLPH;
PATRICK RANDOLPH; HARVEY RANDOLPH, JR.; BONITA GAIL SADDLER;
TENIKA GAIL WILSON AND EDGAR SADDLER, II**

In this cause, Plaintiff, Madison County, Mississippi, brought a Complaint to condemn certain lands named in the Complaint as described in Exhibit "A" attached hereto and incorporated herein. The Court finds that service of process was completed on all Defendants according to law, and that all parties are before the Court and that the Court therefore has jurisdiction over the parties and the subject matter.

The Court is now advised that the parties constituting the named owners as tenants-in-common of undivided interests in this cause, agree that the amount of just compensation for the taking of the aforementioned property, including all damages and interest, is Nine Thousand Dollars (\$9,000.00), and further agree that with respect to these Defendants this Agreed Judgment is in lieu of trial by jury, and that the parties are bound by this Agreed Judgment the same as if there had been an independent appraisal, jury trial, and a decision rendered accordingly. Said payment is the full amount to be paid said Defendants in this cause, inclusive of all interest and damages.

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Further, the parties hereto agree that as of the date of the filing of the Complaint, Defendants owned the property described in Exhibit "A" attached hereto as tenants-in-common, with each respective cotenant's undivided interest and corresponding apportioned share of the agreed upon compensation as follows, to-wit:

OWNER	INTEREST	AMOUNT
Walter Saddler	An undivided 1/9th interest	\$1,000.00
Carl Saddler	An undivided 1/9th interest	\$1,000.00
Sidney Saddler	An undivided 1/9th interest	\$1,000.00
Frederick Saddler	An undivided 1/9th interest	\$1,000.00
Johnnie Saddler	An undivided 1/9th interest	\$1,000.00
Augustus Saddler	An undivided 1/9th interest	\$1,000.00
Bonnie Jean Saddler	An undivided 1/36th interest	\$ 250.00
Sonia Saddler Yisreal	An undivided 1/36th interest	\$ 250.00
Bonnie Diane Body	An undivided 1/36th interest	\$ 250.00
Willis Saddler, Jr.	An undivided 1/36th interest	\$ 250.00
Kimberly Randolph	An undivided 1/27th interest	\$ 333.34
Patrick Randolph	An undivided 1/27th interest	\$ 333.33
Harvey Randolph, Jr.	An undivided 1/27th interest	\$ 333.33
Bonita Gail Saddler	An undivided 1/27th interest	\$ 333.34
Tenika Gail Wilson	An undivided 1/27th interest	\$ 333.33
Edgar Saddler, II	An undivided 1/27th interest	\$ 333.33
TOTAL	100% interest	\$9,000.00

That Madison County, Mississippi has previously acquired immediate title and possession of the condemned property described in Exhibit "A" hereto, by this Court's Order Granting Plaintiff Right of Immediate Title and Possession filed with the Circuit Clerk of Madison County,

Mississippi, on May 18, 2023. Pursuant to said Order, and in accordance with §11-27-85 Miss. Code Ann. (1972) as amended, Madison County Mississippi deposited into Court the sum of One Thousand Eight Hundred Thirty and 90/100 Dollars (\$1,830.90) on June 7, 2023, being an amount not less than eighty-five percent (85%) of compensation and damages as determined by the court-appointed appraiser. Now, upon payment into Court of the balance owing of Seven Thousand One Hundred Sixty-Nine and 10/100 (\$7,169.10), this Judgment shall have been satisfied by payment in full; with all right, title and fee simple interest to said property as more particularly described in Exhibit "A" attached hereto and in the complaint filed herein, less and except all oil, gas and other minerals which may be produced through a well bore, having heretofore vested in Plaintiff, Madison County, Mississippi on June 7, 2023, and it may be appropriated to the public use as prayed for in the Complaint.

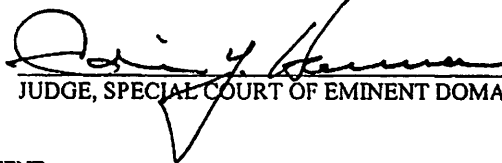
IT IS THEREFORE, ORDERED AND ADJUDGED that from the sum deposited by Madison County, Mississippi into the registry of the Court, the Clerk of Court is hereby authorized and directed to disburse the sum of \$1,000 each to Defendants Walter Saddler, Carl Saddler, Sidney Saddler, Johnnie Saddler and Augustus Saddler, the sum of \$333.34 each to Defendants Kimberly Randolph and Bonita Gail Saddler, the sum of \$333.33 each to Defendants Patrick Randolph, Harvey Randolph, Jr., Tenika Gail Wilson, and Edgar Saddler, II, and the sum of \$250.00 each to Defendants Bonnie Jean Saddler, Sonia Saddler Yisreal, Bonnie Diane Body and Willis Saddler, Jr. The balance of funds deposited into the registry of the Court are there to remain until further Order of the Court pending resolution of a cloud on title by Citibank, N.A. as to that undivided interest held by Frederick Saddler.

IT IS FURTHER ORDERED AND ADJUDGED that any and all claims of compensation for any property interest acquired in this proceeding, to include all interest and damages; by

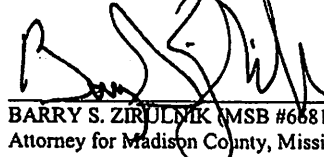
Defendants Walter Saddler, Carl Saddler, Sidney Saddler, Johnnie Saddler, Augustus Saddler, Kimberly Randolph, Bonita Gail Saddler, Patrick Randolph, Harvey Randolph, Jr., Tenika Gail Wilson, Edgar Saddler, II, Bonnie Jean Saddler, Sonia Saddler Yisreal, Bonnie Diane Body and Willis Saddler, Jr. have been fully and finally satisfied. Accordingly, finding that there is no just reason for delay, the Court hereby directs that this Agreed Order constitutes the entry of a Final Judgment pursuant to M.R.C.P. 54(b) with respect to said Defendants.

This Agreed Order, constituting a Final Judgment as to the specified Defendant herein, shall be filed in the land records of Madison County, Mississippi.

SO ORDERED AND ADJUDGED, this the ~~16~~ day of August, 2023.


JUDGE, SPECIAL COURT OF EMINENT DOMAIN

AGREED AS TO FORM AND CONTENT:


BARRY S. ZIRULNIK (MSB #6681)
Attorney for Madison County, Mississippi

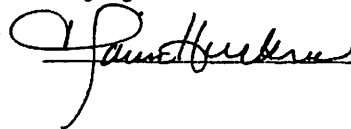

WALTER SADDLER

STATE OF MISSISSIPPI
COUNTY OF HINDS



Personally appeared before me, the undersigned authority in and for the said county and state, on this 10 day of June, 2023, within my jurisdiction, the within named Walter Saddler, who acknowledged that he executed the above and foregoing instrument.

My commission expires:
November 1, 2024

 (NOTARY PUBLIC)

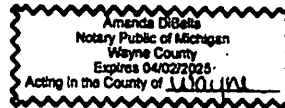
Carl Saddler
CARL SADDLER

STATE OF Michigan
COUNTY OF Wayne

Personally appeared before me, the undersigned authority in and for the said county and state, on this 5th day of July, 2023, within my jurisdiction, the within named Carl Saddler, who acknowledged that he executed the above and foregoing instrument.

Amanda DiBella (NOTARY PUBLIC)

My commission expires:



SIDNEY SADDLER

STATE OF MISSISSIPPI
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____, 2023, within my jurisdiction, the within named Sidney Saddler, who acknowledged that he executed the above and foregoing instrument.

_____ (NOTARY PUBLIC)

My commission expires:

FREDERICK SADDLER

STATE OF MISSISSIPPI
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____, 2023, within my jurisdiction, the within named Frederick Saddler, who acknowledged that he executed the above and foregoing instrument.

_____ (NOTARY PUBLIC)

My commission expires:


CARL SADDLER

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____, 2023, within my jurisdiction, the within named Carl Saddler, who acknowledged that he executed the above and foregoing instrument.

(NOTARY PUBLIC)

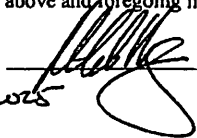
My commission expires:



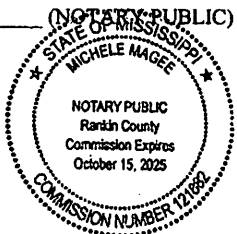
SIDNEY SADDLER

STATE OF MISSISSIPPI
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 22 day of June, 2023, within my jurisdiction, the within named Sidney Saddler, who acknowledged that he executed the above and foregoing instrument.



My commission expires: 10/15/2025 _____
(NOTARY PUBLIC)



FREDERICK SADDLER

STATE OF MISSISSIPPI
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____, 2023, within my jurisdiction, the within named Frederick Saddler, who acknowledged that he executed the above and foregoing instrument.

(NOTARY PUBLIC)

My commission expires:

CARL SADDLER

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____, 2023, within my jurisdiction, the within named **Carl Saddler**, who acknowledged that he executed the above and foregoing instrument.

(NOTARY PUBLIC)

My commission expires:

SIDNEY SADDLER

STATE OF MISSISSIPPI
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____, 2023, within my jurisdiction, the within named **Sidney Saddler**, who acknowledged that he executed the above and foregoing instrument.

(NOTARY PUBLIC)

My commission expires:

Frederick Saddler
FREDERICK SADDLER

STATE OF MISSISSIPPI
COUNTY OF Hinds

Personally appeared before me, the undersigned authority in and for the said county and state, on this 29 day of June, 2023, within my jurisdiction, the within named **Frederick Saddler**, who acknowledged that he executed the above and foregoing instrument.

Keyahna Nichols (NOTARY PUBLIC)

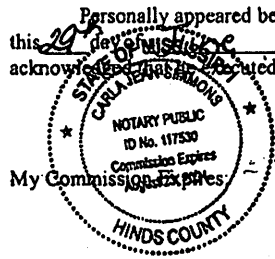
My commission expires:



Johnnie Saddler
JOHNNIE SADDLER

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the said county and state, on this 29 day of August, 2023, within my jurisdiction, the within named Johnnie Saddler, who acknowledged that he executed the above and foregoing instrument.



[Signature] (NOTARY PUBLIC)

AUGUSTUS SADDLER

STATE OF MISSISSIPPI
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2023, within my jurisdiction, the within named Augustus Saddler, who acknowledged that he executed the above and foregoing instrument.

(NOTARY PUBLIC)

My commission expires:

BONNIE JEAN SADDLER

STATE OF MISSISSIPPI
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2023, within my jurisdiction, the within named Bonnie Jean Saddler, who acknowledged that she executed the above and foregoing instrument.

(NOTARY PUBLIC)

My commission expires:

JOHNNIE SADDLER

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____, 2023, within my jurisdiction, the within named **Johnnie Saddler**, who acknowledged that he executed the above and foregoing instrument.

(NOTARY PUBLIC)

My Commission Expires:

AUGUSTUS SADDLER

STATE OF MISSISSIPPI
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____, 2023, within my jurisdiction, the within named **Augustus Saddler**, who acknowledged that he executed the above and foregoing instrument.

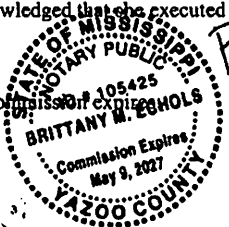
(NOTARY PUBLIC)

My commission expires:

Bonnie J. Saddler
BONNIE JEAN SADDLER

STATE OF MISSISSIPPI
COUNTY OF YAZOO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 22 day of JUNE, 2023, within my jurisdiction, the within named **Bonnie Jean Saddler**, who acknowledged that she executed the above and foregoing instrument.

Brittany M. Echols (NOTARY PUBLIC)
My commission expires: _____


Bonnie Diane Body
BONNIE DIANE BODY

STATE OF MISSISSIPPI
COUNTY OF Hinds

29th Personally appeared before me, the undersigned authority in and for the said county and state, on this day of June, 2023, within my jurisdiction, the within named **Bonnie Diane Body**, who acknowledged that she executed the above and foregoing instrument.



[Signature]

(NOTARY PUBLIC)

My commission expires:

SONIA SADDLER YISREAL

STATE OF MISSISSIPPI
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2023, within my jurisdiction, the within named **Sonia Saddler Yisreal**, who acknowledged that she executed the above and foregoing instrument.

(NOTARY PUBLIC)

My commission expires:

WILLIS SADDLER, JR.

STATE OF MISSISSIPPI
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2023, within my jurisdiction, the within named **Willis Saddler, Jr.**, who acknowledged that he executed the above and foregoing instrument.

(NOTARY PUBLIC)

My commission expires:

BONNIE DIANE BODY

STATE OF MISSISSIPPI
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2023, within my jurisdiction, the within named **Bonnie Diane Body**, who acknowledged that she executed the above and foregoing instrument.

(NOTARY PUBLIC)

My commission expires:



SONIA SADDLER YISREAL

STATE OF MISSISSIPPI
COUNTY OF Hinds

^{3rd} Personally appeared before me, the undersigned authority in and for the said county and state, on this July day of July, 2023, within my jurisdiction, the within named **Sonia Saddler Yisreal**, who acknowledged that she executed the above and foregoing instrument.

Mavetta Harris (NOTARY PUBLIC)

My commission expires:

4-5-2025

WILLIS SADDLER, JR.

STATE OF MISSISSIPPI
COUNTY OF _____



Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2023, within my jurisdiction, the within named **Willis Saddler, Jr.**, who acknowledged that he executed the above and foregoing instrument.

(NOTARY PUBLIC)

My commission expires:

BONNIE DIANE BODY

STATE OF MISSISSIPPI
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2023, within my jurisdiction, the within named **Bonnie Diane Body**, who acknowledged that she executed the above and foregoing instrument.

(NOTARY PUBLIC)

My commission expires:

SONIA SADDLER YISREAL

STATE OF MISSISSIPPI
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2023, within my jurisdiction, the within named **Sonia Saddler Yisreal**, who acknowledged that she executed the above and foregoing instrument.

(NOTARY PUBLIC)

My commission expires:

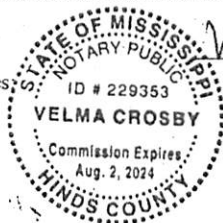
Willis Saddler Jr
WILLIS SADDLER, JR.

STATE OF MISSISSIPPI
COUNTY OF Hinds

Personally appeared before me, the undersigned authority in and for the said county and state, on this 28 day of July, 2023, within my jurisdiction, the within named **Willis Saddler, Jr.**, who acknowledged that he executed the above and foregoing instrument.

Velma Crosby (NOTARY PUBLIC)

My commission expires:



Kimberly Randolph
KIMBERLY RANDOLPH

STATE OF MISSISSIPPI
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 28 day of June, 2023, within my jurisdiction, the within named Kimberly Randolph, who acknowledged that she executed the above and foregoing instrument.

My commission expires: 1-11-2026

Valerie H Miller (NOTARY PUBLIC)



PATRICK RANDOLPH

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____, 2023, within my jurisdiction, the within named Patrick Randolph, who acknowledged that he executed the above and foregoing instrument.

My commission expires: _____

(NOTARY PUBLIC)

HARVEY RANDOLPH, JR.

STATE OF MISSISSIPPI
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____, 2023, within my jurisdiction, the within named Harvey Randolph, Jr., who acknowledged that he executed the above and foregoing instrument.

My commission expires: _____

(NOTARY PUBLIC)

KIMBERLY RANDOLPH

STATE OF MISSISSIPPI
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2023, within my jurisdiction, the within named **Kimberly Randolph**, who acknowledged that she executed the above and foregoing instrument.

(NOTARY PUBLIC)

My commission expires:

Patrick Randolph
PATRICK RANDOLPH

STATE OF ILLINOIS
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 20th day of July, 2023, within my jurisdiction, the within named **Patrick Randolph**, who acknowledged that he executed the above and foregoing instrument.

Debra Lynn Payne (NOTARY PUBLIC)

My commission expires: 08-06-2027.



HARVEY RANDOLPH, JR.

STATE OF MISSISSIPPI
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2023, within my jurisdiction, the within named **Harvey Randolph, Jr.**, who acknowledged that he executed the above and foregoing instrument.

(NOTARY PUBLIC)

My commission expires:

Kimberly Randolph
KIMBERLY RANDOLPH
STATE OF MISSISSIPPI
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 28 day of June, 2023, within my jurisdiction, the within named **Kimberly Randolph**, who acknowledged that she executed the above and foregoing instrument.

My commission expires: 1-11-2026 Valerie H Miller (NOTARY PUBLIC)



PATRICK RANDOLPH
STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2023, within my jurisdiction, the within named **Patrick Randolph**, who acknowledged that he executed the above and foregoing instrument.

My commission expires: _____ (NOTARY PUBLIC)

Harvey Randolph, Jr.
HARVEY RANDOLPH, JR.
STATE OF MISSISSIPPI
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 10 day of August, 2023, within my jurisdiction, the within named **Harvey Randolph, Jr.**, who acknowledged that he executed the above and foregoing instrument.

My commission expires:

Jan. 2, 2024

Anita Wray (NOTARY PUBLIC)

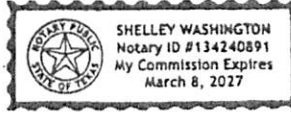


ANITA WRAY
Circuit Clerk
&
Ex-Officio
Notary Public

BY W. Keffel
COMMISSION EXPIRES JAN. 2, 20...

Bonita Gaddler
BONITA GAIL SADDLER

STATE OF TEXAS
COUNTY OF BRAZORIA



24 Personally appeared before me, the undersigned authority in and for the said county and state, on this day of JUNE, 2023, within my jurisdiction, the within named **Bonita Gail Saddler**, who acknowledged that she executed the above and foregoing instrument.

My commission expires: MARCH 8, 2027 Shelley Washington (NOTARY PUBLIC)

TENIKA GAIL WILSON

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this day of _____, 2023, within my jurisdiction, the within named **Tenika Gail Wilson**, who acknowledged that she executed the above and foregoing instrument.

(NOTARY PUBLIC)
My commission expires:

EDGAR SADDLER, II

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this day of _____, 2023, within my jurisdiction, the within named **Edgar Saddler, II**, who acknowledged that he executed the above and foregoing instrument.

(NOTARY PUBLIC)
My commission expires:

~~_____~~
BONITA GAIL SADDLER

~~STATE OF _____
COUNTY OF _____~~

~~Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2023, within my jurisdiction, the within named **Bonita Gail Saddler**, who acknowledged that she executed the above and foregoing instrument.~~

~~_____ (NOTARY PUBLIC)~~

~~My commission expires:~~

~~_____~~
TENIKA GAIL WILSON

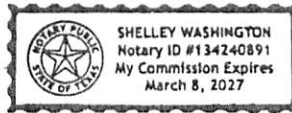
~~STATE OF _____
COUNTY OF _____~~

~~Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2023, within my jurisdiction, the within named **Tenika Gail Wilson**, who acknowledged that she executed the above and foregoing instrument.~~

~~_____ (NOTARY PUBLIC)~~

~~My commission expires:~~

~~*Edgar Saddler II*~~
~~EDGAR SADDLER, II~~



STATE OF TEXAS
COUNTY OF BRAZORIA

Personally appeared before me, the undersigned authority in and for the said county and state, on this 24 day of JUNE, 2023, within my jurisdiction, the within named **Edgar Saddler, II**, who acknowledged that he executed the above and foregoing instrument.

Shelley Washington (NOTARY PUBLIC)

My commission expires: MARCH 8, 2027

056-00-00-W
Walter Saddler, Etal

Indexing Instructions: SE/4 of the SE/4 of Section 19, Township 8 North, Range 2 East, Madison County, Mississippi.

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83 (2011) epoch 2010.00, grid values, U. S. Survey feet, using a scale factor of 0.999954045 and a grid to geodetic azimuth angle of (+) 00 degrees 06 minutes 12.67957 seconds developed at the below described commencing point used for Project Number STP-6985-00(001) LPA/106993-701000. It is the intent of this description to convey that portion of the grantors property that lies with the proposed right-of-way as defined by said project:

Commencing at a found #3 rebar located at the Northeast corner of the Ingleside II Subdivision, Part 1, Plat Cabinet C, Slide 5, records of the Office of Chancery Clerk, Madison County, Mississippi, having a coordinate value of N 1086750.79, E 2356013.16, on the above reference coordinate system, thence run North 13 degrees 21 minutes 59 seconds East for a distance of 111 12.02 feet to a #5 rebar with plastic cap located at the intersection of the proposed west right-of-way line of Bozeman Road and the north property line of that certain tract of land as described in Book 214, Page 676, records of the Office of Chancery Clerk, Madison County, Mississippi, being 45.00 feet left of and perpendicular to proposed Catlett Road alignment at project centerline station 181+20.00, having a coordinate value of N 1097561.81, E 2358582.00, on the above reference coordinate system, and being referred to hereinafter as the Point of Beginning;

From the Point of Beginning thence along said proposed west right-of-way line run, North 00 degrees 27 minutes 22 seconds East for a distance 180.07 feet to a #5 rebar with cap located on said proposed west right-of-way line;

thence continue along said proposed west right-of-way run, North 08 degrees 44 minutes 31 seconds East for a distance 165.51 feet to a #5 rebar with plastic cap located at the intersection of said proposed west right-of-way line and the existing west right-of-way line of Catlett Road;

thence along said existing west right-of-way line run, South 00 degrees 22 minutes 19 seconds West for a distance of 343.86 feet to a #5 rebar with plastic cap located at the intersection of said existing west right-of-way line and said north property line;

thence along said north property line run, North 89 degrees 32 minutes 38 seconds West for a distance of 24.36 feet back to the Point of Beginning, containing 0.15 acres (6335 square feet), more or less, and being situated in the Southeast Quarter of the Southeast Quarter of Section 19, Township 8 North, Range 2 East, Madison County, Mississippi.



IN THE SPECIAL COURT OF EMINENT DOMAIN
MADISON COUNTY, MISSISSIPPI

MADISON COUNTY, MISSISSIPPI, a body politic

PLAINTIFF

VS.

CIVIL ACTION NO. CO-2023-0147-JH

WALTER SADDLER; CARL SADDLER; SIDNEY SADDLER; FREDERICK SADDLER; JOHNNIE SADDLER (a/k/a Johnny Saddler); AUGUSTUS SADDLER; BONNIE JEAN SADDLER; SONIA SADDLER YISREAL; BONNIE DIANE BODY; WILLIS SADDLER, JR.; KIMBERLY RANDOLPH; PATRICK RANDOLPH; HARVEY RANDOLPH, JR.; BONITA GAIL SADDLER; TENIKA GAIL WILSON; EDGAR SADDLER, II; AND CITIBANK (South Dakota) N.A.

FILED
MADISON COUNTY

AUG 16 2023

ANITA WRAY, CIRCUIT CLERK

BY WJ D.C.

DEFENDANTS

FINAL JUDGMENT

In this cause, Plaintiff, Madison County, Mississippi, brought a Complaint to condemn certain lands named in the Complaint as described in Exhibit "A" attached hereto and incorporated herein. The Court finds that service of process was completed on all Defendants according to law, and that all parties are before the Court and that the Court therefore has jurisdiction over the parties and the subject matter.

By Agreed Judgment Plaintiff and the individual party Defendants constituting all of the owners as tenants-in- common of undivided interests to the aforementioned property, agreed that the amount of due compensation for its taking for public use, including all damages and interest, is Nine Thousand Dollars (\$9,000.00). Pursuant to M.R.C.P. 54(b), the Court determined that there was no just reason for delay and directed the entry of a Final Judgment as to all party Defendants and disbursement of sums in accordance with the agreement reached amongst said Defendants as recited therein, with the exception of disbursement of that share allocated to Defendant Frederick Saddler pending resolution of a cloud on title as to his undivided interest arising out of an unrelated judgment in favor of Citibank(South Dakota) N.A.



MADISON COUNTY, MS
I certify this instrument filed/recorded
08/24/2023 1:35:18 PM
Inst. 988207 Page 1 of 3
Book: W - 4363 / 890.00
Witness my hand and seal
RONNY LOTT, C.C. BY: JL D.C.

142 / 641

Following a hearing held on August 9, 2023, this Court entered an Order granting Plaintiff's Motion to Dismiss Citibank (South Dakota) N.A. as a necessary and proper party under Section 11-27-5, Miss. Code Ann. (1972) as amended, having found that Defendant Frederick Saddler is exempt from any attachment under a judgment lien as to both his interest in the real property being acquired as well as his share of the cash proceeds being deposited by Plaintiff into the registry of the Court in full and final satisfaction of the Agreed Judgment.

IT IS THEREFORE ORDERED AND ADJUDGED that in accordance with the Agreed Judgment heretofore entered, and upon deposit of the additional sum of \$7,169.10 into the registry of the Court for a total deposit of \$9,000.00, Plaintiff, Madison County, Mississippi shall have satisfied this Final Judgment by payment in full, and all right, unencumbered title and fee simple interest to said property as more particularly described in Exhibit "A" attached hereto and in the complaint filed herein, less and except all oil, gas and other minerals which may be produced through a well bore, having heretofore vested in Plaintiff by Order Granting Plaintiff Immediate Title and Possession, may be appropriated to the public use as prayed for in the Complaint.

IT IS FURTHER ORDERED AND ADJUDGED that from the sum deposited by Madison County, Mississippi into the registry of the Court, and in addition to the directive as to disbursement as set forth in the earlier Agreed Judgment entered herein, the Clerk of Court is hereby authorized and directed to disburse the remaining deposited balance of \$1,000 to Defendant Frederick Saddler.

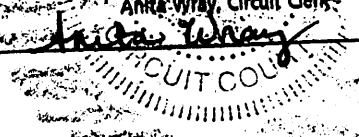
This Final Judgment shall be filed in the land records of Madison County, Mississippi.

Let the Plaintiff pay the costs, for which execution may issue.

SO ORDERED AND ADJUDGED, this the 16 day of August, 2023.

STATE OF MISSISSIPPI, COUNTY OF MADISON
I, Anita Wray, Clerk of the Circuit Court in and for the said State and County, do hereby certify that the above and foregoing is a true and correct copy of the original Final Judgment and the same is of record in this office in County Book no. 192 at page 641
Given under my hand and the seal of the Circuit Court at Canton This the 23 day of August 20 23
BY Anita Wray Anita Wray, Circuit Clerk

Edwin Y. Keenan
JUDGE, SPECIAL COURT OF EMINENT DOMAIN
2



056-00-00-W
Walter Saddler, Etal

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