



The Court is advised that the interests of FIG and the Tax Collector have been satisfied, and that all delinquent taxes, plus cost and interest have been satisfied. (See attached e-mail from C.J. Garavelli to Alan Purdie, marked Exhibit 2). The Court notes that the County, pursuant to Miss. Rule of Civ. P. 41(a) has filed a Notice of Dismissal as to FIG and the Tax Collector.

The Court also notes that the property described on CE1 is owned in fee by a common Defendant, Gilmer, and that both parcels described in CE1 are part of the same larger tract consisting of approximately 86.60 acres in the before condition. This larger tract is severed by Stribling Road, which created the necessity of two separate appraisals and two separate eminent domain actions as styled hereinabove. Both Cause Numbers 2023-cv-1463 and 2023-cv-1464 have been previously set for trial to begin on January 13, 2025, and that the parties by *ore tenus* motion have moved that these causes be consolidated for purposes of final disposition. **That motion be and hereby is granted.** See [Doc. #'s 39 and 40 Order Consolidating Causes].

The Court finds that this Agreed Final Judgment therefore applies to both cases and shall be filed in both causes, the amount of agreed upon just compensation stated herein being the total amount for settlement and acquisition of both parcels described in CE1.

The Court is advised further that the parties have reached an agreement as to the total amount of just compensation to be paid by the County for the acquisition of the land described in CE1, that total amount being \$100,000.00, which is inclusive of the amounts now on deposit with the Clerk of this Court in the amount of \$30,005.00, and that this \$100,000.00 is the full amount to be paid by the County into the Registry of the Court for the property described in CE1 and includes payment for and satisfies all liens, encumbrances or other claims of any kind, character and description, present or future, including any interest, costs, attorney fees, or other sums that might be claimed by Defendants against Plaintiff. The parties agree that this Agreed

Final Judgment is in *lieu* of a trial by jury, and that the parties hereto are bound by this Agreed Final Judgment the same as if there had been a trial by jury and a decision/verdict rendered accordingly. The Court notes that the agreed Just Compensation of \$100,000.00 is in excess of the amount stated in the County's Statement of Value.

The Court finds that the County has previously been granted Immediate Title and Possession of the property described on CE1 by this Court's Order Granting Immediate Title and Possession dated August 29, 2024 and filed August 30, 2024. (See Doc. #25 in both causes.) Pursuant to this Order, and in accordance with Miss. Code Ann. § 11-27-85, the County deposited into the Registry of the Court the sum of \$16,830.00 (Parcel One), in Cause #23-1463 and \$13,175.00 (Parcel Two) in Cause #23-1464, for a total sum of \$30,005.00, being an amount not less than 85 percent of the Just Compensation owed as determined by the court appointed appraiser. Now, upon the payment of the additional sum of \$69,995.00, this Judgment shall be satisfied in full, and title to the property as described in CE1 having heretofore vested in the County is, upon payment of the additional sum, vested free and clear of all liens, encumbrances, and claims of any kind, character or description that have been made in these causes or which could have been made by either of the Defendants related to the property described in CE1, including any future claims. (See Exhibit 3 attached hereto and made a part hereof as if fully copied herein in words and figures.)

To the extent this Court has any jurisdiction regarding McRae's claimed lien on the remaining Gilmer property following the acquisition of the property described in CE1, this Agreed Final Judgment is not intended to and does not impact, extinguish or release the claimed lien of McRae on the remaining acreage owned by Gilmer after the County's acquisition.

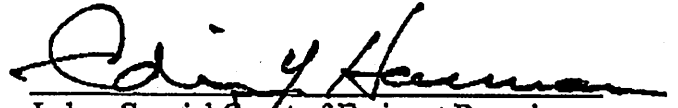
Just Compensation having been agreed upon by all parties, the Court finds that the only remaining issue before the Court is to determine the proper disposition of the \$100,000.00 agreed upon as Just Compensation as between the two remaining Defendants, Gilmer and McRae. This Court retains exclusive jurisdiction of these eminent domain cases for the purpose of determining disbursement of the above-stated \$100,000.00. These Defendants are therefore ordered to file motions regarding the disbursement of the agreed settlement funds within (20) days from the date of deposit by the County of the full \$100,000.00. Each filing shall adhere to the Civil Circuit and County Court Practice Rules and set forth each Defendant's respective position regarding entitlement to the funds on deposit. The Court shall have a hearing on all motions filed in regard to disbursement of the funds on deposit on the ~~25th~~ day of March, 2025 at 1:30 p.m. in the Courthouse in Canton, Mississippi. The Court will rule on said Motions as expeditiously as possible. No extension of time shall be considered by the Court regarding the dates hereinabove set unless requested by motion of the parties and for good cause shown.

**IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED** that this Agreed Final Judgment be entered in both causes; that the total Agreed Just Compensation due in this matter be and hereby is \$100,000.00; that the County having already deposited the total sum of \$30,005.00 in the Registry of the Court, shall satisfy this Agreed Final Judgment in full by depositing the additional sum of \$69,995.00 into the Registry of the Court; that the deposit of the total sum of \$100,000.00 shall constitute payment in full of Just Compensation for the properties described in CE1, including any claims against the property described in CE1 for any past, present or future damages, interest, attorney fees, and other costs of any kind, character, description claimed herein by either Defendant, or that might have been claimed herein or which could be claimed in the future, known or unknown, and that title to the property described in

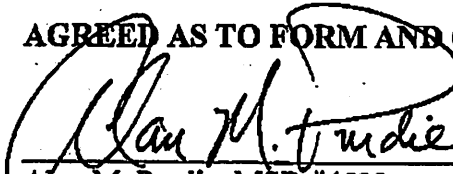
CE1 is so vested in the County, less and except all oil, gas, and minerals which may be produced through a well bore, and said property is hereby appropriated to the public use as prayed for in the Amended Complaints filed in these consolidated causes.

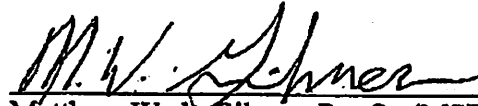
This Agreed Final Judgment shall be filed in both cause numbers referenced hereinabove and in the land deed records of Madison County, Mississippi as a muniment of title to the lands described in CE1.


SO ORDERED AND ADJUDGED, this the 13th day of January, 2025.

  
Judge, Special Court of Eminent Domain

AGREED AS TO FORM AND CONTENT:

  
Alan M. Purdie, MSB #4533  
PURDIE & METZ, PLLC  
Post Office Box 2659  
Ridgeland, Mississippi 39158  
Phone: 601.946.5932  
[apurdie@purdieandmetz.com](mailto:apurdie@purdieandmetz.com)  
*Attorney for Plaintiff*

  
Matthew Wade Gilmer, Pro Se (MSB # 104685)  
300 Catlett Rd.  
Madison, MS 39110  
Phone: 228.215.000  
[matt@matthewgilmerlegal.com](mailto:matt@matthewgilmerlegal.com)  
*Attorney for Matthew Wade Gilmer*

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 Agreed Final Judgment and the same is of record in this office in Madison Book no. \_\_\_\_\_ at page \_\_\_\_\_ Given under my hand and the seal of the Circuit Court at Canton This the 13th day of January, 2025  
Anita Wray, Circuit Clerk  
BY  D.C.

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**CONSOLIDATED EXHIBIT 1**

**TOTAL: THREE PAGES**

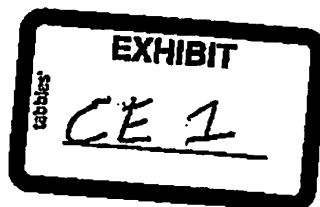
The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83 (2011) epoch 2010.00, grid values, U. S. Survey feet, using a scale factor of 0.99995480 and a grid to geodetic azimuth angle of (+) 00 degrees 06 minutes 46 seconds developed at the below described commencing point used for Project Number STP-6984-00(001) LPA. 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 1.5" iron rod located at the Northeast corner of Section 19, Township 8 North, Range 2 East, Madison County, Mississippi, having a coordinate value of N 1102702.39, E 2361309.58, on the above reference coordinate system, thence run South 69 degrees 00 minutes 08 seconds West for a distance of 2786.89 feet to a #5 rebar with plastic cap located at the intersection of the proposed east right-of-way line of Catlett Road and the existing east right-of-way line of Catlett Road, and being the west property line of that certain parcel recorded in Book 2326, Page 607, records of the Office of Chancery Clerk, Madison County, Mississippi, being 38.33 feet right of and perpendicular to proposed Catlett Road alignment at project centerline station 10+50.00, having a coordinate value of N 1101703.76, E 2358707.75, on the above reference coordinate system, and being referred to hereinafter as the Point of Beginning;

From the Point of Beginning thence along said existing east right-of-way line run, North 00 degrees 04 minutes 32 seconds West for a distance of 578.05 feet to a #5 rebar with plastic cap located at the intersection of said existing east right-of-way line of Catlett Road and the existing south right-of-way line of Stribling Road Extension; thence leaving said existing east right-of-way line of Catlett Road and along said existing south right-of-way line of Stribling Road Extension run, South 89 degrees 40 minutes 38 seconds East for a distance of 99.43 feet to a #5 rebar with plastic cap;

thence continue along an arc of a curve to the left having an arc length of 236.81 feet, a radius of 454.26 feet, a chord bearing of North 75 degrees 19 minutes 22 seconds East, and a chord distance of 234.14 feet to a #5 rebar with plastic cap;

thence run, North 60 degrees 19 minutes 22 seconds East for a distance of 90.73 feet to a #5 rebar with plastic cap;



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thence leaving said existing south right-of-way line of Stribling Road Extension and along the proposed east right-of-way line of Catlett Road run the following 7 courses:

thence run, South 52 degrees 00 minutes 13 seconds West for a distance of 96.50 feet to a #5 rebar with plastic cap;

thence run along an arc of a curve to the right having an arc length of 193.08 feet, a radius of 470.00 feet, a chord bearing of South 72 degrees 26 minutes 09 seconds West, and a chord distance of 191.72 feet to a #5 rebar with plastic cap;

thence run, South 48 degrees 03 minutes 20 seconds West for a distance of 43.89 feet to a #5 rebar with plastic cap;

thence continue along an arc of a curve to the right having an arc length of 104.93 feet, a radius of 779.34 feet, a chord bearing of South 08 degrees 57 minutes 04 seconds West, and a chord distance of 104.86 feet to a #5 rebar with plastic cap;

thence run, South 18 degrees 03 minutes 25 seconds West for a distance of 132.29 feet to a #5 rebar with plastic cap;

thence continue along an arc of a curve to the left having an arc length of 241.13 feet, a radius of 785.00 feet, a chord bearing of South 09 degrees 08 minutes 04 seconds West, and a chord distance of 240.18 feet to a #5 rebar with plastic cap;

thence run, South 13 degrees 57 minutes 38 seconds West for a distance of 70.74 feet to the **Point of Beginning**, containing 0.86 acres (37,493 square feet), more or less, and located in Northeast Quarter 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 0.99995480 and a grid to geodetic azimuth angle of (+) 00 degrees 06 minutes 46 seconds developed at the below described commencing point used for Project Number STP-6984- 00(001) LPA. 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 1.5" Iron Rod located at the Northeast corner of Section 19, Township 8 North, Range 2 East, Madison County, Mississippi, having a coordinate value of N 1,102,702.39, E 2,361,309.58, on the above reference coordinate system, thence run North 86 degrees 31 minutes 01 seconds West for a distance of 2554.06 feet to a #5 rebar with plastic cap located at the intersection of the proposed East right-of-way line of Catlett Road and the existing south property line of that certain parcel recorded in Book 2326, Page 607, records of the Office of Chancery Clerk, Madison County, Mississippi, being 45.00 feet right of and perpendicular to proposed Catlett Road alignment at project centerline station 22+02.63, having a coordinate value of N 1,102,857.55, E 2,358,760.24, 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 East right-of-way line run the following 5 courses:

thence along an arc of a curve to the right having an arc length of 264.61 feet, a radius of 885.00 feet, a chord bearing of South 08 degrees 15 minutes 38 seconds East, and a chord distance of 263.62 feet to a #5 re bar with plastic cap;

thence run, South 02 degrees 48 minutes 53 seconds East for a distance of 183. 74 feet to a #5 rebar with plastic cap;

thence run, South 45 degrees 43 minutes 53 seconds East for a distance of 30. 79 feet to a #5 rebar with plastic cap;

thence along an arc of a curve to the left having an arc length of 152.88 feet, a radius of 344.29 feet, a chord bearing of North 73 degrees 21 minutes 39 seconds East, and a chord distance of 151.63 feet to a #5 rebar with plastic cap;

thence run, North 72 degrees 52 minutes 04 seconds East for a distance of 98.03 feet to a #5 rebar with plastic cap located on the existing north right-of-way line of Stribling Road Extension;

thence along said existing north right-of-way line run, South 60 degrees 19 minutes 22 seconds West for a distance of 90.73 feet to a #5 rebar with plastic cap;

thence continue along an arc of a curve to the right having an arc length of 190. 72 feet, a radius of 364.26 feet, a chord bearing of South 75 degrees 19 minutes 22 seconds West, and a chord distance of 188.55 feet to a #5 rebar with plastic cap;

thence run, North 89 degrees 40 minutes 38 seconds West for a distance of 100.05 feet to a #5 rebar with plastic cap located at the intersection of said north right-of-way line of Stribling Road Extension and the existing east right-of-way line of Catlett Road;

thence along said existing east right-of-way line of Catlett Road run, North 00 degrees 04 minutes 32 seconds West for a distance of 426.85 feet to a #5 rebar with plastic cap;

thence continue along said existing east right-of-way line of Catlett Road being the arc of a curve to the left having an arc length of 59.12 feet, a radius of 607.96 feet, a chord bearing of N01th 02 degrees 35 minutes 50 seconds West, and a chord distance of 59.10 feet to a #5 rebar with plastic cap located at the intersection of said existing east right-of-way line of Catlett Road and the north property line of said parcel;

thence leaving said existing east right-of-way line and along said north property line run, South 89 degrees 51 minutes 00 seconds East for a distance of 56.61 feet to the Point of Beginning, containing 1.09 acres ( 47504 square feet), more or less, and located in the Southeast Quarter of Section 18, and the Northeast Quarter of Section 19, Township 8 North, Range 2 East, Madison County, Mississippi.

**Lisa Purdie**

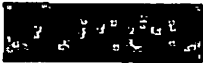
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**From:** C.J. Garavelli <cj.garavelli@madison-co.com>  
**Sent:** Wednesday, January 8, 2025 12:16 PM  
**To:** Alan Purdie  
**Cc:** Norman Cannady; Lisa Purdie; Mike Espy  
**Subject:** Re: Madison County, Mississippi v Matthew Gilmer et al

Correct.

Sent from C.J. Garavelli

On Jan 8, 2025, at 12:11 PM, Alan Purdie <apurdie@purdieandmetz.com> wrote:

 **External Content. Please use caution when opening attachments and links. Do not provide your username and password if requested.**

Mr. Garavelli,

I assume this satisfies any claim/lien of Fig 20, LLC , purchaser at the tax sale, as well?

Alan

**From:** C.J. Garavelli <cj.garavelli@madison-co.com>  
**Sent:** Tuesday, January 7, 2025 10:04 AM  
**To:** Alan Purdie <apurdie@Purdieandmetz.com>; Norman Cannady <norman.cannady@madison-co.com>  
**Cc:** Lisa Purdie <lpurdie@Purdieandmetz.com>; Mike Espy <mikesmike@mikespy.com>  
**Subject:** Re: Madison County, Mississippi v Matthew Gilmer et al

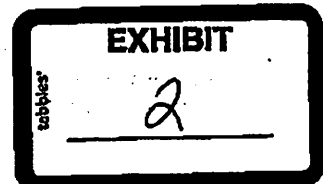
Mr. Purdie,

Taxes are current on parcel #082D-19-023/01.00. 2022 was redeemed to the Chancery Clerk and 2023 was paid to my office on 6/25/2024. See attached for corresponding receipt. Let me know if you need anything further. Thank you.

C.J. Garavelli

Tax Collector

Madison County




601-856-4472

[cj.garavelli@madison-co.com](mailto:cj.garavelli@madison-co.com)

<image001.png>

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**From:** Alan Purdie <[apurdie@Purdieandmetz.com](mailto:apurdie@Purdieandmetz.com)>  
**Sent:** Tuesday, January 7, 2025 9:35 AM  
**To:** C.J. Garavelli <[cj.garavelli@madison-co.com](mailto:cj.garavelli@madison-co.com)>; Norman Cannady <[norman.cannady@madison-co.com](mailto:norman.cannady@madison-co.com)>  
**Cc:** Lisa Purdie <[lpurdie@Purdieandmetz.com](mailto:lpurdie@Purdieandmetz.com)>; Mike Espy <[mikesmike@mikespy.com](mailto:mikesmike@mikespy.com)>  
**Subject:** Madison County, Mississippi v Matthew Gilmer et al

 **External Content. Please use caution when opening attachments and links. Do not provide your username and password if requested.**

Gentlemen,

Good morning.

Madison County is in negotiations with Matthew Gilmer to settle 2 eminent domain cases involving his approximately 87 acres located in Madison County at 300 Catlett Road. As you recall, because taxes were delinquent on the property and in fact a tax sale had occurred to Fig 20, LLC, I was required to name the County ( Tax Assessor/ Collector), along with Fig 20, LLC as defendants in the case. I am advised by Mr. Gilmer that all delinquent taxes have been paid and satisfied and that likewise the tax sale to Fig 20, LLC has been vacated.

If that is indeed the case, please confirm, and I will dismiss these parties from the lawsuit in order that we can proceed with settlement negotiations.

Do not hesitate to call me at 601- 946-5932 if we need to discuss.

Your earliest response is appreciated.

Best regards,

Alan Purdie



## Search Delinquent Property Taxes

**GILMER MATTHEW WADE  
P O BOX 919**

Parcel Number: 082D-19 -023/01.00

**REDEEMED - This parcel has already been redeemed.**

**Return to search results.**

Madison County

C.J. Garavelli, COLLECTOR  
PO Box 113  
Canton MS 39046-0113

REAL ESTATE TAX RECEIPT  
FOR THE TAX YEAR 2023

TAXES PAYABLE NOW  
DELINQUENT February 1, 2024

DUPLICATE RECEIPT  
GILMER MATTHEW WADE  
P O BOX 919  
MADISON MS 39130



THE HOLDER OF THIS RECEIPT IS REQUESTED TO EXAMINE IT THOROUGHLY AND SHOULD THERE BE A MISTAKE, RETURN IT IMMEDIATELY TO THIS OFFICE FOR CORRECTION OR THIS OFFICE IS NOT RESPONSIBLE

Account #: 22934

Parcel Number: 082D-19 -023/01.00	Receipt Nbr: 17836-00	Land Owner Name: GILMER MATTHEW WADE
Legal Description: Sec-Twn-Rng: 19-08 -02E Acres: 87.32 Forestry Acres: 3.26 87.32 AC IN W1/2 SEC 8 ALSO BEING PT LOTS 13-16 & PT OF LOTS 8-11 & LOT 12 QUAIL RIDGE ESTATES FARMS PART 2		
Deed Book: 2326 Deed Page: 607		
District: 224 BEAT 2 MADSCHL SMFD	Land Value: True: 60650 Assessed: 7098	Building Value: 472110 50221
Total Value: 532760 57319	Millage Rate: .1026800	Gross Tax: 5885.51 Homestead Credit Amount: 300.00
<u>Tax Entities:</u>	<u>Mills:</u>	<u>Percent:</u>
MADISON TAX:	.0481300	46.88
COUNTY SCHOOLS TAX:	.0545500	53.12
<u>Tax:</u>		<u>Tax Amount:</u>
2758.76		
3126.75		
Interest .....		139.65
Publ. Cost .....		
Gross Tax Amount:		5885.51
LESS Credit .....		300.00
PLUS SPL. TAX....		.00
Forestry Tax....		.29
NET TAX AMOUNT:		5585.80
Penalties/Int. ..		139.65
TOTAL :	.1026800 100.00	5885.51

Amount Due based on date of: 01/07/2025

Total Amount : 5725.45

DATE	Taxes	Special	Interest	Fees	Total	Paid By	Clerk	Control #	Check #
06/25/2024	5585.80		139.65		5725.45	BATCH	102	15691	CK

Total Amount Collected: 5,725.45  
TAXES PAID IN FULL



# MADISON COUNTY BOARD OF SUPERVISORS

125 West North Street • Post Office Box 608  
Canton, Mississippi 39046  
601-855-5500 • Facsimile 601-855-5759  
[www.madison-co.com](http://www.madison-co.com)

January 8, 2025

Attorney Mike Espy  
4450 Old Canton Road  
Suite 205  
Jackson, MS 39211

Dear Mr. Espy,

At your direction, the Madison County Board of Supervisors deposited two checks, check 74061 in the amount of \$16,830.00 for parcel one and check 74062 in the amount of \$13,175.00 for parcel two, totaling \$30,005.00 with the Madison County Court of Eminent Domain related to two Gilmer parcels.

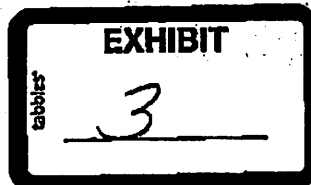
With a proposed settlement of \$100,000.00, the Madison County Board of Supervisors would need to issue an additional payment of \$69,995.00 to fulfill the proposed settlement's financial obligation.

\$100,000.00	Amount of proposed settlement for two parcels
(\$16,830.00)	Amount Madison County already deposited for parcel one
(\$13,175.00)	Amount Madison County already deposited for parcel two
\$69,995.00	Additional amount Madison County will need to pay to fulfill proposed settlement

Please contact me should you have questions.

Sincerely,

Na'Son S. White  
Comptroller



DUPLICATE PAYMENTS  
Instrument# 1020214

MADISON COUNTY BOARD OF SUPERVISORS  
CANTON, MISSISSIPPI

076197

302359955 1/13/2025 EMINENT DOMAIN - LAND ROW

69995.00

# OPERATING

Claim No. 1 Total 69995.00

MADISON COUNTY BOARD OF SUPERVISORS  
CANTON, MISSISSIPPI  
MADISON COUNTY OPERATING ACCOUNT  
52856

MEMPHIS BANK  
330 S. BESS STREET  
MEMPHIS, TN 38106  
1-931-28142

ONE THOUSAND NINE HUNDRED AND FIFTY FIVE AND  
NO/100 DOLLARS

MADISON COUNTY COURT EMINENT DOMAIN  
ORDER

*Orlando A. W.*

076197  
69995.00

⑈076197⑈ ⑈081201294⑈ 8014030435⑈

MADISON COUNTY  
P O BOX 608  
CANTON, MS. 39046

\*See Other Side For Opening Instructions\*

MADISON COUNTY COURT OF EMINENT DOMAIN