Birmingham Land Bank Authority

Quiet Title Action Flowchart

1. Tax Deeds Acquired by BLBA from Alabama Department of Revenue
2. Title search ordered and examined by BLBA
3. Interested parties contacted and notified by BLBA
4. BLBA files a Notice of Pending Quiet Title Action for each property in the Probate Court of Jefferson County
5. BLBA files a petition with the Circuit Court of Jefferson County to foreclose on tax delinquent properties and to seek a judgement in favor of the authority against each property
6. Case is docketed by Circuit Court; Court shall immediately set the date, time, and place for a hearing on the petition to quiet title; the hearing shall be set no later than 90 days from the filing of the petition
7. BLBA shall serve all persons having record title or interest in or lien upon the property with a notice of the hearing on the petition to quiet title; in the event service is unable to be perfected or certified mail attempts are unclaimed BLBA shall conduct a serach for the person and erect a sign on the property
8. **A)** Court may grant fee simple title to the property, which shall vest title absolutely in the BLBA and shall be effective on the date of judgement

   B) A person claiming an interest in the property who desires to contest the petition may file an answer with objections

   C) If an interested party appears, they may redeem the property in accordance with Ala. Code Title 40, Chapter 10