

IN THE PROBATE COURT FOR THE
EIGHTEENTH JUDICIAL CIRCUIT
SHELBY COUNTY, ALABAMA

IN RE: B. G. Strickland
Angella Strickland

Civil Action No. Cv 92-247 NJ

NOTICE OF ACTION PURSUANT TO
CODE OF ALABAMA § 35-4-131

Comes now the plaintiff in the action described below, by and through his undersigned counsel, and pursuant to Code of Alabama § 35-4-131, does hereby give notice to any party concerned of the filing of a Complaint For Specific Performance in the Circuit Court of Shelby County, which seeks the enforcement of a sales contract on the under described property located in Shelby County, Alabama.

The parties to the action are:

J. Steven Mobley - plaintiff
B. G. Strickland - defendant
Angella Strickland - defendant

The action filed April 3, 1992 is one for specific performance of a land sales contract executed between the parties on December 27, 1991 and February 25, 1992. The description of the property which is the subject of the action, and the referenced sales contract is as follows:

PARCEL NO. 2

A PART OF THE N.W. 1/4 - N.E. 1/4, THE S.E. 1/4 - N.W. 1/4 AND THE S.W. 1/4 - N.E. 1/4, SECTION 21, T.S.20S, R3W.


Begin at the Northeast corner of the S.W. 1/4 of the N.E. 1/4 of Section 21, T.S. 20S, R3W, Shelby County, Alabama and run thence S 1 deg 10 min 04 sec E along the East line of said quarter-quarter a distance of 1,059.02' to a point; thence run N 49 deg 10 min 07 sec W a distance of 158.33' to a point; thence run S 40 deg 49 min 53 sec W a distance of 155.50' to a point on the Northeasterly right of way line of Shelby County Highway No. 52; thence run N 48 deg 08 min 31 sec W along said right of way line

708
399 PAGE 804

04/03/1992 03:208 04:14:00 PM SHELBY COUNTY D03 MCD

11.50

a distance of 695.11' to the P.C. of a curve to the left having a central angle of 7 deg 59 min 51 sec and a radius of 1,824.73'; thence continue along the arc of said right of way curve an arc distance of 254.70 to the P.T.; thence run N 56 deg 08 min 21 sec W along said right of way line a distance of 205.40' to the P.C. of a curve to the right having a central angle of 10 deg 09 min 25 sec and a radius of 1,254.04'; thence continue along the arc of said right of way line an arc distance of 222.31' to the P.T. of said curve; thence continue along said right of way line N 45 deg 58 min 57 sec W a distance of 283.41' to a point on the north line of the S.E. 1/4 of the N.W. 1/4 of said Section 21; thence run N 89 deg 55 min 19 sec E along the said quarter-quarter line a distance of 145.95' to the quarter-quarter corner; thence run N 1 deg 11 min 37 sec W along the West line of the N.W. 1/4 N.E. 1/4 of same said Section 21, a distance of 1,236.14' to a point; thence run N 89 deg 58 min 03 sec E a distance of 98.87' to a point; thence run on a diagonal line across the center of the N.W. 1/2 of the N.E. 1/4 S 45 deg. 17 min 36 sec E a distance of 1,611.91' to a point; thence run S 89 deg 52 min 44 sec E a distance of 98.86' to a point on the East line of the N.W. 1/4 of the N.E. 1/4 of said Section 21; thence run S 1 deg 10 min 04 sec E along the said East line of said quarter-quarter a distance of 100.0' to the point of beginning, containing 40.61 acres and subject to all agreements, easements and/or restrictions of probated record or applicable law.


Thomas W. Bowron, II
Attorney for Plaintiff,

OF COUNSEL:

POLSON, JONES, BOWRON & ROBBINS
450 Park Place Tower
Birmingham, Alabama 35203
(205) 252-1388

LAMBERT-STRICKLAND SURVEYS-HELENA

STATE OF ALABAMA
COUNTY OF SHELBY

I, Joseph E. Conn, Jr., a registered surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon, that there are no visible encroachments upon the subject land, parcels 1 and 2, except as shown hereon excluding utility service lines within existing easements, actual or implied, the correct legal description of each parcel being as follows:

PARCEL NO. -1

A PART OF THE N.E. $\frac{1}{4}$ -N.E. $\frac{1}{4}$, AND THE N.W. $\frac{1}{4}$ -N.E. $\frac{1}{4}$, SECTION 21, T.S. 20S, R3W. more particularly described as follows:

Begin at the Southwest corner of the N.E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of Section 21, T.S. 20S, R3W, Shelby County, Alabama and run thence N 1°-10'-04" W along the West line of said quarter-quarter a distance of 100.0' to a point, Thence run N 89°-52'-44" W a distance of 98.86' to a point, Thence run N 45°-17'-36" W on a diagonal line across the center of the N.W. $\frac{1}{4}$ -N.E. $\frac{1}{4}$ of same said Section 21, a distance of 1,611.91' to a point, Thence run S 89°-58'-03" W a distance of 98.87' to a point on the West line of the N.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 21, Thence run N 1°-11'-37" W along the said West line of said quarter-quarter a distance of 100.0' to the Northwest corner of same said quarter-quarter, Thence run N 89°-58'-10" E along the North line of Section 21 a distance of 2,240.51' to a point, Thence run S 15°-26'-10" W a distance of 445.43' to a point, Thence run S 12°-51'-10" W a distance of 305.40' to a point, Thence run N 89°-03'-10" E a distance of 201.0' to a point, Thence run S 1°-39'-50" E a distance of 149.30' to a point, Thence run S 78°-26'-10" E a distance of 121.06' to a point, Thence run S 43°-56'-56" W a distance of 607.16' to a point on the South line of the N.E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of same said Section 21, Thence run S 89°-05'-19" W along the said South line of said quarter-quarter a distance of 609.09' to the point of beginning, containing 45.74 acres and subject to all agreements, easements and / or restrictions of probated record or applicable law.

PARCEL NO. -2

A PART OF THE N.W. $\frac{1}{4}$ -N.E. $\frac{1}{4}$, THE S.E. $\frac{1}{4}$ -N.W. $\frac{1}{4}$ AND THE S.W. $\frac{1}{4}$ -N.E. $\frac{1}{4}$, SECTION 21, T.S. 20S, R3W more particularly described as follows:

Begin at the Northeast corner of the S.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of Section 21, T.S. 20S, R3W, Shelby County, Alabama and run thence S 1°-10'-04" E along the East line of said quarter-quarter a distance of 1,059.02' to a point, Thence run N 49°-10'-07" W a distance of 158.33' to a point, Thence run S 40°-49'-53" W a distance of 155.50' to a point on the Northeasterly right of way line of Shelby County Highway No. 52, Thence run N 48°-08'-31" W along said right of way line a distance of 695.11' to the P.C. of a curve to the left having a central angle of 7°-59'-51" and a radius of 1,824.73', Thence continue along the arc of said right of way curve an arc distance of 254.70' to the P.T., Thence run N 56°-08'-21" W along said right of way line a distance of 205.40' to the P.C. of a curve to the right having a central angle of 10°-09'-25" and a radius of 1,254.04', Thence continue along the arc of said right of way line an arc distance of 222.31' to the P.T. of said curve, Thence continue along said right of way line N 45°-58'-57" W a distance of 283.41' to a point on the North line of the S.E. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of said Section 21, Thence run N 89°-55'-19" E along the said quarter-quarter line a distance of 145.95' to the quarter-quarter corner, Thence run N 1°-11'-37" W along the West line of the N.W. $\frac{1}{4}$ -N.E. $\frac{1}{4}$ of same said Section 21, a distance of 1,236.14' to a point, Thence run N 89°-58'-03" E a distance of 98.87' to a point, Thence run on a diagonal line across the center of the N.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ S 45°-17'-36" E a distance of 1,611.91' to a point, Thence run S 89°-52'-44" E a distance of 98.86' to a point on the East line of the N.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of said Section 21, Thence run S 1°-10'-04" E along the said East line of said quarter-quarter a distance of 100.0' to the point of beginning, containing 40.61 acres and subject to all agreements, easements and/ or restrictions of probated record or applicable law.

According to my surveys this 16th day of February, 1988

Joseph E. Conn, Jr.
Joseph E. Conn, Jr.



File No. 3539
Lambert-Strickland
Feb. 1988

SURVCONN

EXHIBIT "A"

