

**IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA**

STATE OF ALABAMA,  
Plaintiff,

v.

MONTEVALLO ELECTRIC and MACHINE, INC/  
JIMMY HOUSE, Owners Of the fee,  
CENTRAL STATE BANK (MORTGAGEE),  
and ANNETTE D. SKINNER, SHELBY  
COUNTY TAX COLLECTOR.  
Defendants.

42-289

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**NOTICE OF LIS PENDENS**

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**TO THE HON. PATRICIA YEAGER FUHRMEISTER, JUDGE OF PROBATE OF  
SHELBY COUNTY, ALABAMA:**

**COMES NOW**, the State of Alabama, by and through its Special Assistant Attorney General, and files herewith notice to all persons concerned that on the 31<sup>st</sup> day of May, 2002, condemnation proceedings were commenced in the Probate Court of Shelby County, Alabama, whereby said State of Alabama seeks to obtain certain public rights-of-way and other rights, and said proceedings are now pending.

The name of the property owner(s) concerned together with the property sought to be condemned is set forth below:

**PROPERTY OWNERS:** MONTEVALLO ELECTRIC and MACHINE,  
INC./JIMMY HOUSE  
**TAX COLLECTOR:** ANNETTE D. SKINNER  
**MORTGAGEE:** CENTRAL STATE BANK


Probate

Property described on Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Description of above described property is taken from right of way map of Project STPBH-9802(98) of record in the Alabama Department of Transportation, and in the Office of the Judge of Probate of Shelby County, Alabama.

The title of the action and the case number thereof are as hereinabove designated.

STATE OF ALABAMA

  
AYN TRAYLOR-SADBERRY  
DEPUTY ATTORNEY GENERAL

**STATE OF ALABAMA)  
JEFFERSON COUNTY)**

**IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA**

I hereby certify that the within Notice of Lis Pendens was filed in this office for record on the \_\_\_\_\_ day of \_\_\_\_\_, 2002, at \_\_\_\_\_ o'clock \_\_\_\_\_ m.  
And duly recorded as Instrument No. \_\_\_\_\_, and examined.

\_\_\_\_\_  
**JUDGE OF PROBATE**

Exhibit

*This instrument prepared by:  
Alabama Department of Transportation  
P.O. Box 2745  
Birmingham, AL 35202*

**STATE OF ALABAMA )**

**COUNTY OF SHELBY )**

**TRACT NO. 27-REV.**

**FEE SIMPLE**

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS,** for and in consideration of the sum of

\_\_\_\_\_ dollars, cash in hand paid to the undersigned by the  
State of Alabama, the receipt of which is hereby acknowledged, I (we) the undersigned  
grantor(s), \_\_\_\_\_

have (has) this day bargained and sold, and by these presents do hereby grant, bargain, sell and  
convey unto the State of Alabama the following described property, lying and being in Shelby  
County, Alabama and being more particularly described as follows:

**AND AS SHOWN ON THE RIGHT-OF-WAY MAP OF PROJECT NO. STPBH-9802(98)**  
of record with the Alabama Department of Transportation, a copy of which is also deposited in  
the Office of the Judge of Probate of Shelby County, Alabama, as an aid to persons and entities  
interested therein, and as shown on the property plat attached hereto and made a part hereof:

Part of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 4, Township 24 North, Range 12 East, identified as Tract  
No. 27 on Project No. STPBH-9802(98) in Shelby County, Alabama and being more particularly  
described as follows:

**PARCEL NO. 1 OF 2:** Beginning at the northeast corner of Lot 4 of Givhan's Subdivision  
(Map Book 3, Page 130) on the southeast line of State Route 25 and the northwest corner of  
Spring Drive; thence run southeasterly along the southwest line of Spring Drive a distance of  
12.008 meters to a point that is 22 meters southeast of and at right angles to the centerline of  
State Route 25 at station 24+13.288; thence run southwesterly a distance of 17.876 meters to a  
point on the southeast line of State Route 25 that is 10.04 meters southeasterly of and at right  
angles to the centerline of State Route 25 at station 24+00; thence run northeasterly along said  
southeast line of State Route 25 a distance of 14.229 meters to the point of beginning.  
Containing 0.009 hectare, more or less. (Tax ID# 58-36-02-04-04-1-19.000)

**PARCEL NO. 2 OF 2:** Beginning at a point at the northwest corner of Lot 3 of Givhan's  
Subdivision (Map Book 3, Page 130) on the southeast line of State Route 25; thence from said  
point of beginning run northeasterly along said State Route 25 a distance of 10.481 meters to a  
point that is 10 meters southeasterly of and at right angles to the centerline of State Route 25 at  
station 24+40; thence run northerly a distance of 16.567 meters to a point on the southeast line



**ALSO:** Two (2) temporary easements necessary for construction and being more particularly described as follows:

**TEMPORARY EASEMENT NO. 1 OF 2:** Commence at the northeast corner of Lot 4 of Givhan" Subdivision (Map Book 3, Page 130) on the southeast line of State Route 25; thence run southwesterly along said southeast line a distance of 14.229 meters to the point of beginning of the easement herein described; thence continue southwesterly along said State Route 25 a distance of 49.83 meters to a point at the northwest corner of Lot 5 of said Givhan's Subdivision; thence run southeasterly along the southwest line of Lot 5 a distance of 1.91 meters, more or less, to a point that is 12 meters southeasterly of and at right angles to the centerline of State Route 25; thence run northeasterly parallel with the southeast line of State Route 25 a distance of 52.00 meters to a point 12 meters southeasterly of and at right angles to the centerline of State Route 25 at Station 24+02.177; thence run southwesterly a distance of 2.93 meters to the point of beginning. Containing 0.010 hectare, more or less. (Tax ID# 58-36-02-04-04-1-19.000)

**TEMPORARY EASEMENT NO. 2 OF 2:** Commence at a point at the northwest corner of Lot 3 of Givhan's Subdivision (Map Book 3, Page 130) on the southeast line of State Route 25; thence run northeasterly along said southeast line a distance of 10.481 meters to the point of beginning of the easement herein described; thence continue said course along the southeast line of State Route 25 a distance of 20.00 meters to the northeast corner of said Lot 3; thence run southeasterly along the northeast line of said Lot 3 a distance of 2.02 meters, more or less, to a point that is 12 meters southeasterly of and at right angles to the centerline of State Route 25; thence run southwesterly parallel to the southeast line of State Route 25 a distance of 21.74 meters to a point 12 meters southeast of and at right angles to the centerline of State Route 25 at station 25+38.099; thence run northerly a distance of 2.76 meters to the point of beginning. Containing 0.004 hectare, more or less. (Tax ID# 58-36-02-04-04-1-35.000)

The Grantor's, Successors and Assigns of said Grantors herein, hereby reserves the mineral rights to the property hereby conveyed to the State of Alabama, but it is understood and agreed by and between the Parties to this conveyance that the rights so reserved will in no way affect or interfere with any maintenance of public roads and highways on the property herein conveyed.

**TO HAVE AND TO HOLD**, unto the State of Alabama, its successors and assigns in fee simple forever.

**AND FOR THE CONSIDERATION AFORESTATED**, I (we) do for myself (ourselves), for my (our) heirs, executors, administrators, successors and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple title for said tract or parcel of land hereinabove described; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens and claims, except the lien for ad valorem taxes which attached on October 1, last past, and which is to be paid by the grantor, and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

improvement, landscaping, maintenance or repair of any public road or highway that may be so located on the property herein conveyed.

**IN WITNESS WHEREOF**, I (we) have hereunto set my (our) hand(s) and seal(s) this the

\_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_\_.

\_\_\_\_\_ L.S.

\_\_\_\_\_ L.S.



