

20041102100048540 PR-2004-000612
Shelby County Probate Court 1/7
11/2/2004 9:14:48 AM CD MISC

NOTICE OF LIS PENDENS

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

SHELBY COUNTY, ALABAMA, a
political subdivision of the State of
Alabama,

Plaintiff,

vs.

CASE NO. PR 2004-000612

N.N., LLC, a Limited Liability Company;
G.G., LLC, a Limited Liability Company;
**RUDY JAMES; CHARLES POE; DAVID
W. TAYLOR**, also known as William David
Taylor; A, B, C, D, E, and F, the owners
of the real property described in the
complaint herein, all of whose names are
otherwise unknown, but whose true names
will be added by amendment when
ascertained,

Defendants.

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

Comes now Shelby County, Alabama, a political subdivision of the State of Alabama, by its attorney, and files herewith notice to all persons concerned that on the 2 day of November, **2004**, condemnation proceedings were commenced in the Probate Court of Shelby County, Alabama, whereby said Shelby County, Alabama, a political subdivision of the State of Alabama, seeks to obtain certain fee simple ownership to real property and public rights of way and other rights, and said proceedings are now pending.

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

Property Owner(s): **N.N., LLC**, a Limited Liability Company; **G.G., LLC**, a Limited Liability Company; **Rudy James; Charles Poe**; and **David W. Taylor**.

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

Probate

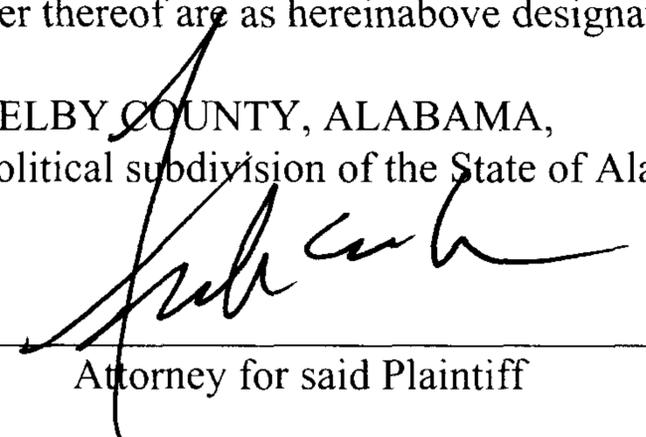
20041110000620700 Pg 1/8 .00
Shelby Cnty Judge of Probate, AL
11/10/2004 15:59:00 FILED/CERTIFIED

Description of above property is taken from right of way map of said project on file in the office of Shelby County Highway Department in Columbiana, Alabama, and in the Office of the Probate Judge of Shelby County, Alabama.

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

SHELBY COUNTY, ALABAMA,
a political subdivision of the State of Alabama

By _____


Attorney for said Plaintiff

STATE OF ALABAMA
SHELBY COUNTY

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

I hereby certify that the within Lis Pendens was filed in this office for record on the _____ day of November, 2004, at _____ o'clock _____ .m. and duly recorded as Instrument No. 2004-_____, and examined.

Judge of Probate

PARCEL NO. 1

EXHIBIT "A"

RIGHT OF WAY TO BE ACQUIRED LEGAL DESCRIPTION

That part of the Northwest quarter of Section 7, Township 19 South, Range 1 West, situated in Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast intersection of the right of way lines of Alabama Highway 119 (Cahaba Valley Road) and Eagle Crest Drive and run northeasterly along the easterly right of way line of Alabama Highway 119 (Cahaba Valley Road) for a distance of 60.00 feet; thence turn an interior angle of 60 degrees 04 minutes 04 seconds left and run southeasterly for a distance of 59.88 feet to a point on the northerly right of way line of Eagle Crest Drive; thence turn an interior angle of 60 degrees 04 minutes 04 seconds left and run westerly along said right of way line for a distance of 60.00 feet to the Point of Beginning.

PARCEL NO. 2

**DENIED ACCESS
LEGAL DESCRIPTION**

That part of the Northwest quarter of Section 7, Township 19 South, Range 1 West, situated in Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast intersection of the right of way lines of Alabama Highway 119 (Cahaba Valley Road) and Eagle Crest Drive and run northeasterly along the easterly right of way line of Alabama Highway 119 (Cahaba Valley Road) for a distance of 150.53 feet to the Point of Beginning of the herein described denied access; thence turn a deflection angle of 180 degrees 00 minutes 00 seconds right and run along said right of way line for a distance of 90.43 feet; thence turn a deflection angle of 60 degrees 04 minutes 04 seconds left and run southeasterly for a distance of 59.88 feet to the northerly right of way line of Eagle Crest Drive; thence turn a deflection angle of 60 degrees 04 minutes 04 seconds left and run easterly along said right of way line for a distance of 238.49 feet to the Point of Ending of said denied access line.

PARCEL NO. 3

**REMAINDER PROPERTY
LEGAL DESCRIPTION**

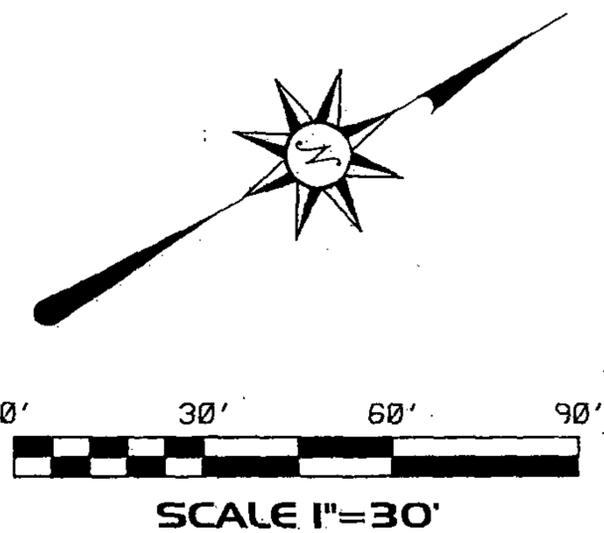
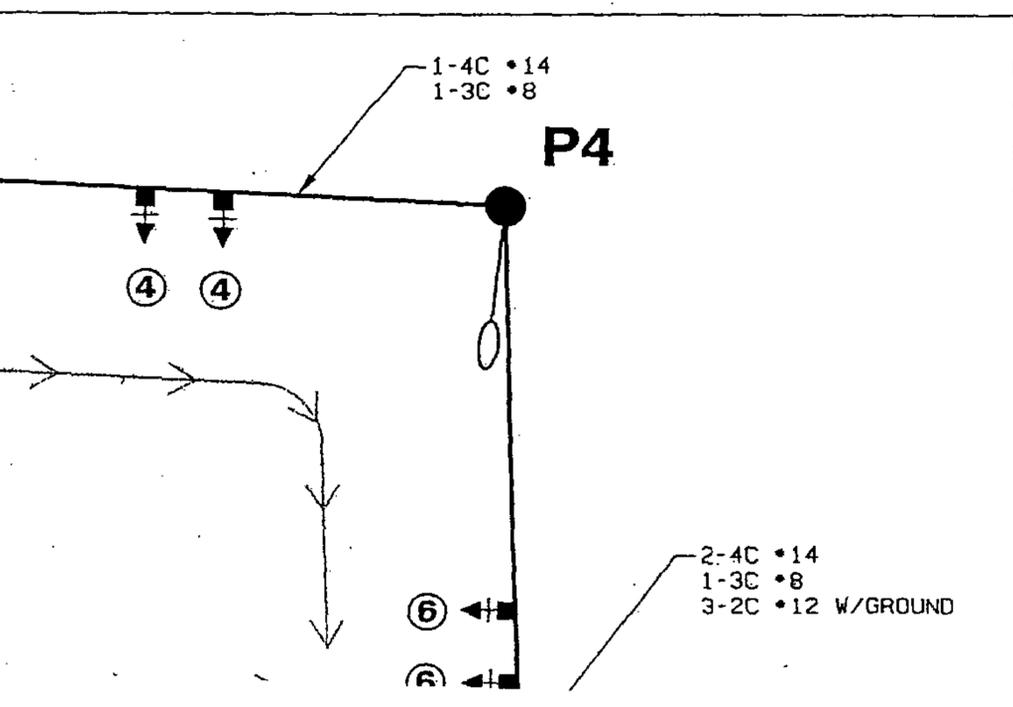
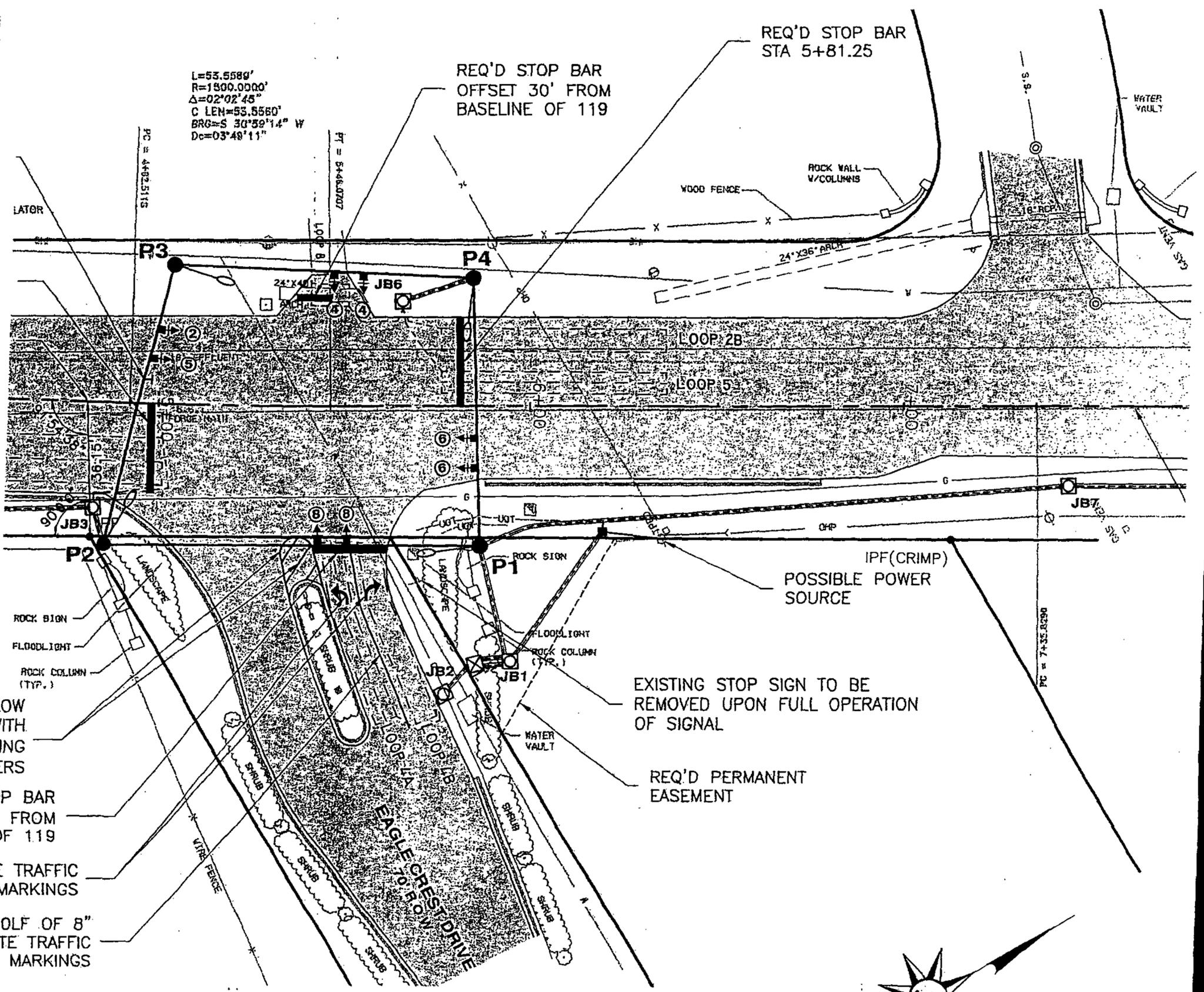
Begin at a point where the North line of the Southeast Quarter of the Northwest Quarter of Section 7, Township 19 South, Range 1 West intersects the East line of Cahaba Valley Road; thence run in a Southwesterly direction along the Easterly right-of-way of said road a distance of 75 feet to a point; thence Easterly and parallel with the North line of said Quarter-Quarter Section a distance of 300 feet to a point; thence Northeast and parallel with the Easterly line of right-of-way of said road a distance of 75 feet to the North line of said Quarter-Quarter Section; thence Westerly along the North line of said Quarter-Quarter Section 300 feet; said point of beginning being in the Southeast Quarter of the Northwest Quarter of Section 7, Township 19 South, Range 1 West; also 1/2 acre more or less, fronting 75 feet of Cahaba Valley Road and extending back a uniform width of 300 feet more particularly described as follows: Beginning at a point where said road intersects with the South line of the Northeast Quarter of the Northwest Quarter of said Section 7; thence run parallel with the road in a Northeasterly direction a distance of 75 feet; thence in an Easterly direction and parallel with the Section Line a distance of 300 feet; thence parallel to said road in a Southwesterly direction a distance of 75 feet; thence Westerly along the South line of the Northeast Quarter of the Northwest Quarter 300 feet to the point of beginning. Said described property contains 38,811 square feet or 0.89 acre more or less.

Description described herein is taken from Deed Book 281, Page 968 as recorded in the Probate Office of Shelby County, Alabama.

Less and except that part of the Northwest quarter of Section 7, Township 19 South, Range 1 West, situated in Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast intersection of the right of way lines of Alabama Highway 119 (Cahaba Valley Road) and Eagle Crest Drive and run northeasterly along the easterly right of way line of Alabama Highway 119 (Cahaba Valley Road) for a distance of 60.00 feet; thence turn an interior angle of 60 degrees 04 minutes 04 seconds left and run southeasterly for a distance of 59.88 feet to a point on the northerly right of way line of Eagle Crest Drive; thence turn an interior angle of 60 degrees 04 minutes 04 seconds left and run westerly along said right of way line for a distance of 60.00 feet to the Point of Beginning. Said described property contains 1,557 square feet or 0.04 acre more or less.

Leaving a total of 37,254 square feet or 0.85 acre more or less.



- TRAFFIC SIGNAL LEGEND**
- ☒ REQUIRED CONTROLLER, BASE MOUNTED
 - ☐ REQUIRED JUNCTION BOX
 - ➡ REQUIRED SIGNAL HEAD W/ BACKPLATE
 - REQUIRED SIGNAL POLE

