

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 2009- 000467

ROY JOWERS, EVELYN S. JOWERS,
and **DONALD ARMSTRONG**, in his official
capacity as Property Tax Commissioner of
Shelby County, Alabama,

Defendants.

TO THE HON. JAMES W. 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 24th day of **July, 2009**, 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 in said Court.

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

Property Owner(s): Roy Jowers; Evelyn S. Jowers; and Donald Armstrong, in his official capacity as Property Tax Commissioner of Shelby County, Alabama.

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

Description of above property is taken from right of way map of said project on file in the office of the County Engineer for Shelby County, Alabama, 506 Highway 70, Columbiana, Alabama, and in the Office of the Probate Judge of Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
07/24/2009 04:24:22 PM FILED/CERT

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 Philip E. Payton
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 July, 2009, at _____ o'clock _____ .m. and duly recorded as Instrument No. _____, and examined.

Judge of Probate



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Shelby Cnty Judge of Probate, AL
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CR11 / Tract 11

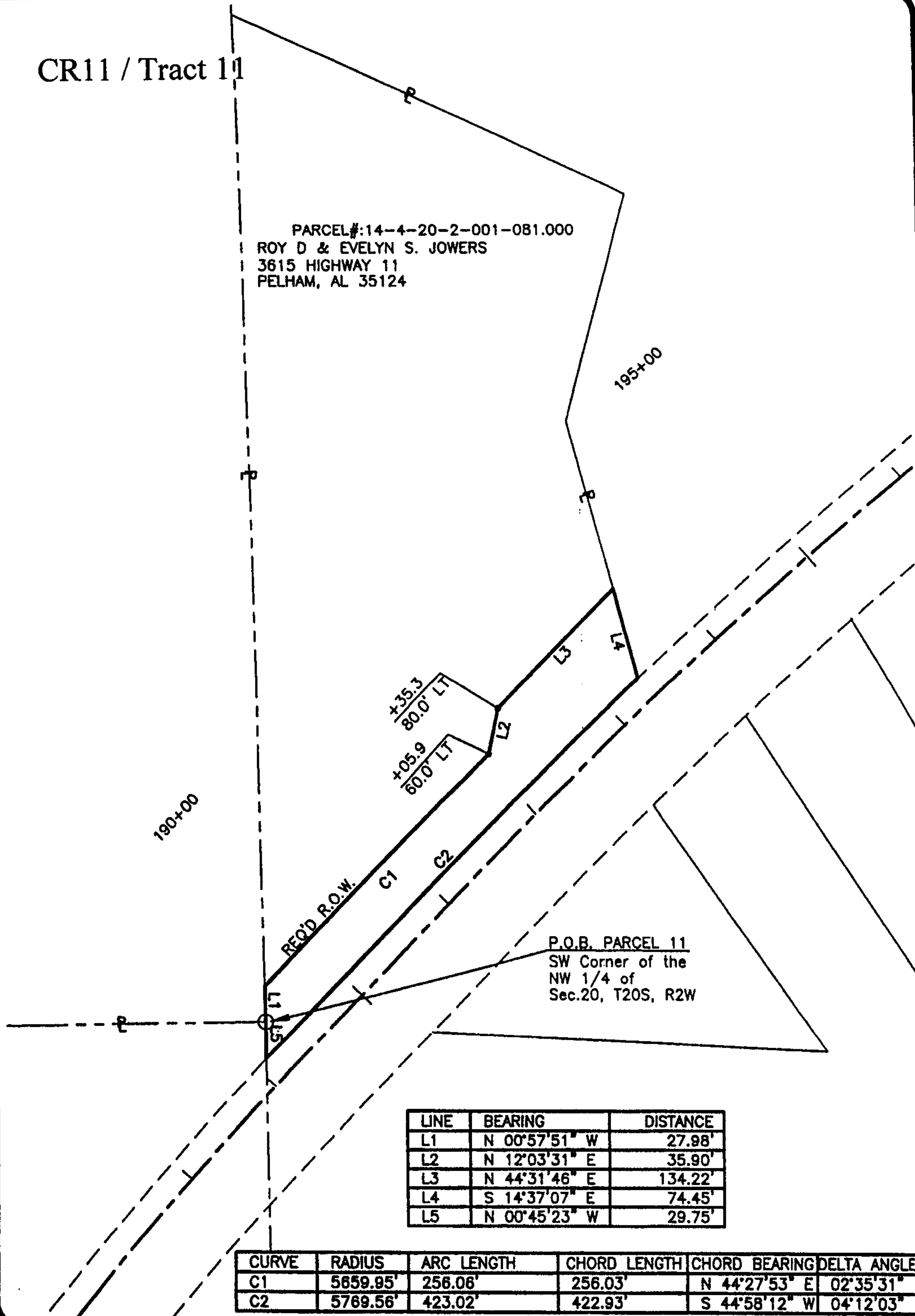
A parcel of land situated in the South half of the Southwest quarter of the Northwest quarter and also in the Northwest quarter of the Southwest quarter of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of the Northwest quarter of said Section 20 and run North 00 degrees 57 minutes 51 seconds West along the West line of said Section 20 for a distance of 27.98 feet, to a point on the proposed Northwestern-most right of way line of Shelby County Road 11, said point also being on a curve turning to the right, said curve having a radius of 5,659.95 feet, a central angle of 02 degrees 35 minutes 31 seconds, a chord bearing of North 44 degrees 27 minutes 53 seconds East, and a chord distance of 256.03 feet; thence leaving said West line run along said proposed Northwestern-most right of way line and along the arc of said curve for a distance of 256.06 feet; thence run North 12 degrees 03 minutes 31 seconds East along said proposed Northwestern-most right of way line for a distance of 35.90 feet; thence run North 44 degrees 31 minutes 46 seconds East along said proposed Northwestern-most right of way line for a distance of 134.22 feet; thence run South 14 degrees 37 minutes 07 seconds East for a distance of 74.45 feet to the current Northwestern-most right of way line of Shelby County Road 11, said point also being on a curve turning to the left, said curve having a radius of 5,769.56 feet, a central angle of 04 degrees 12 minutes 03 seconds, a chord bearing of South 44 degrees 58 minutes 12 seconds West, and a chord distance of 422.93 feet; thence run along said current Northwestern-most right of way line and along the arc of said curve for a distance of 423.02 feet to said West line of said Section 20; thence leaving said current Northwestern-most right of way line of Shelby County Road 11 run North 00 degrees 45 minutes 23 seconds West along said West line for a distance of 29.75 feet to the POINT OF BEGINNING. Said parcel contains 19,330 square feet or 0.44 acres more or less.

CR11 / Tract 11

PARCEL#: 14-4-20-2-001-081.000
ROY D & EVELYN S. JOWERS
3615 HIGHWAY 11
PELHAM, AL 35124

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TRACT NUMBER 11

OWNER: ROY D & EVELYN S
JOWERS

TOTAL ACREAGE OF PARCEL: 4.06 ACRES
RIGHT OF WAY ACQUIRED: 0.44 ACRES
REMAINING ACREAGE: 3.62 ACRES

SHELBY COUNTY HIGHWAY DEPARTMENT
COUNTY ROAD NO. 11

SCALE: 1" = 100'

DATE: 1-17-08

REVISED: 2-11-08

GSA PROJECT NO. 25448

