

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- 000466

JESSE EDWARD JOWERS, SR.,
HILDA W. 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): Jesse Edward Jowers, Sr.; Hilda W. 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.


20090724000286220 1/4 \$20.00
Shelby Cnty Judge of Probate, AL
07/24/2009 04:24:23 PM FILED/CERT



20090724000286220 2/4 \$20.00
Shelby Cnty Judge of Probate, AL
07/24/2009 04:24:23 PM FILED/CERT

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.

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

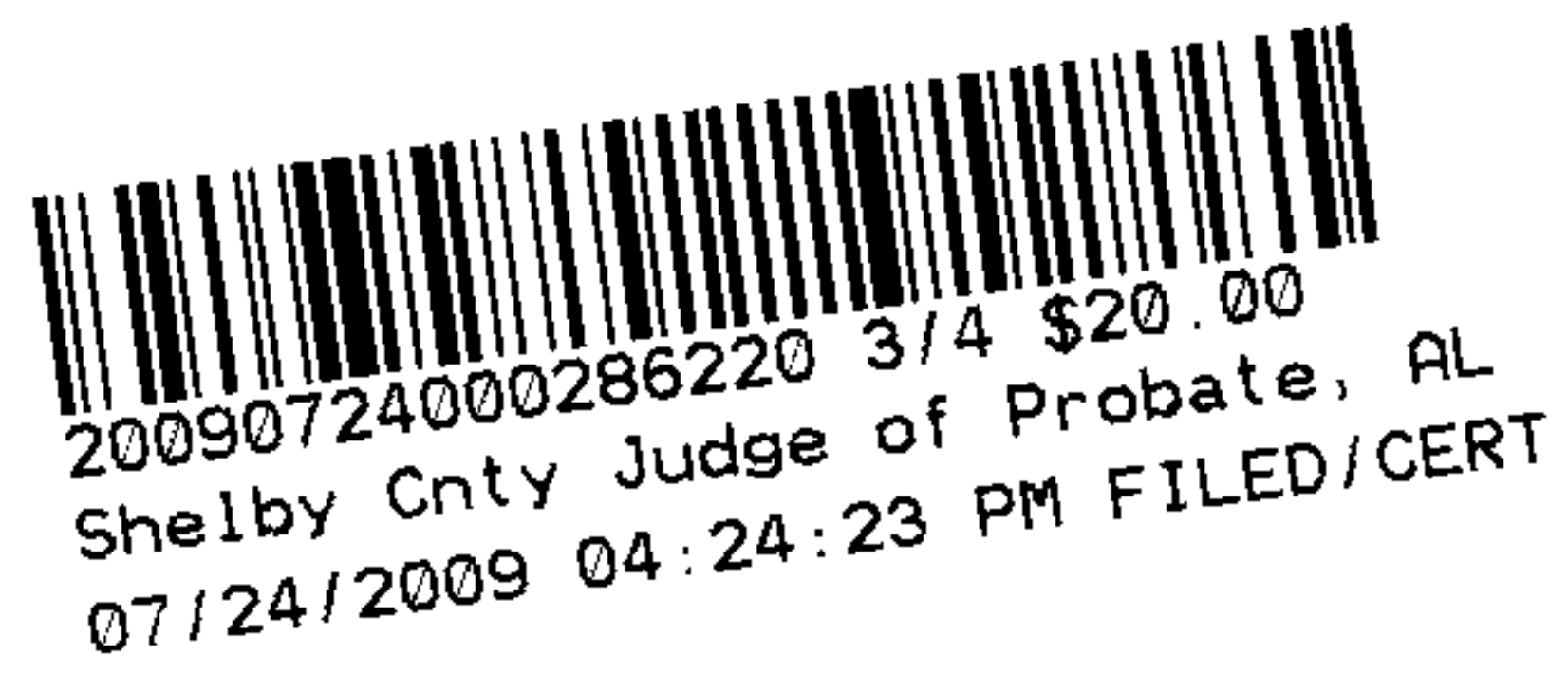
By 
Attorney for said Plaintiff

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

Judge of Probate

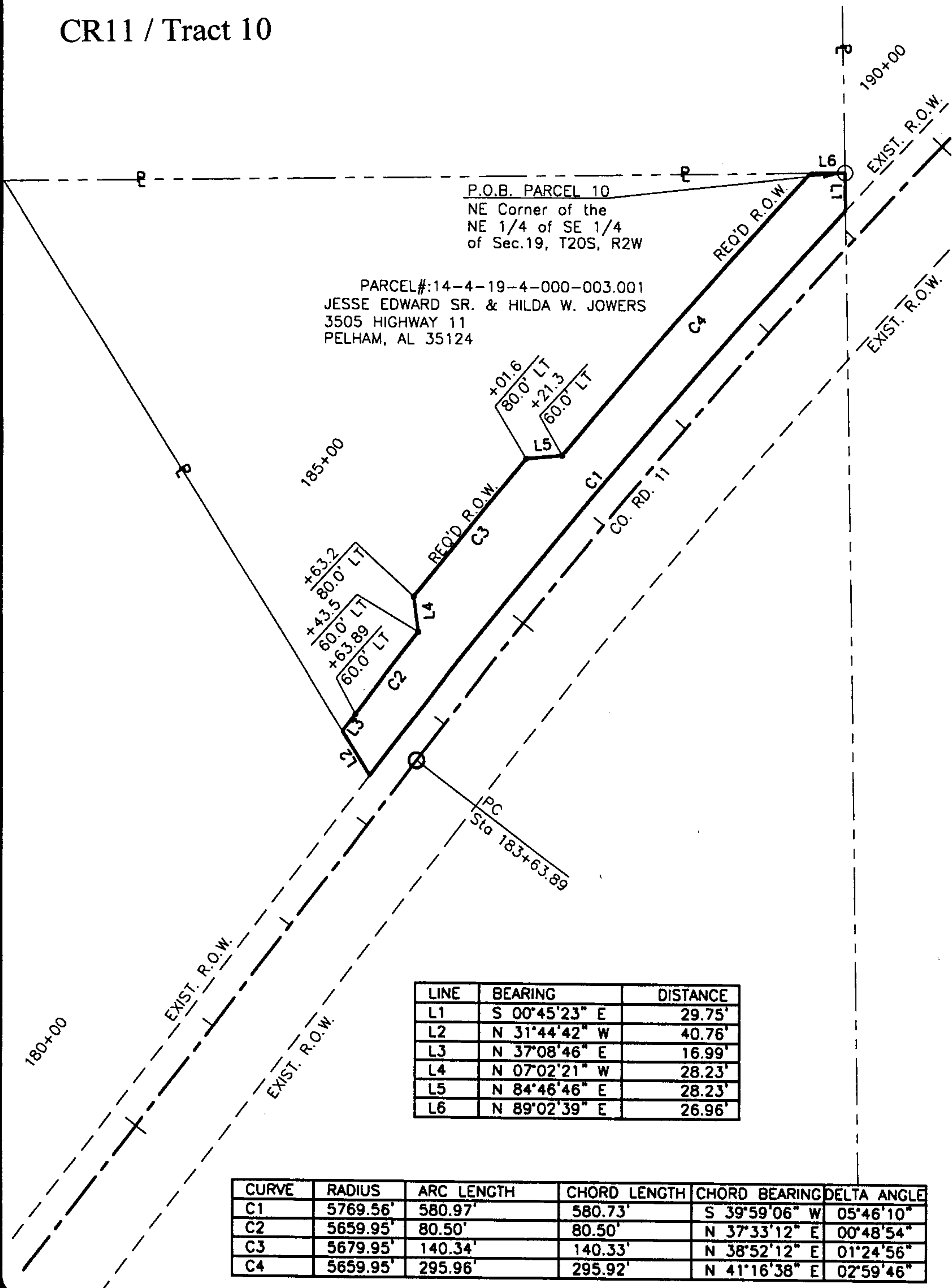


LEGAL DESCRIPTION:
TRACT 10

A parcel of land situated in the Southeast quarter of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the Northeast corner of the Northeast quarter of the Southeast quarter of said Section 19, said point also being the Northeastern-most property corner of the property described in Instrument # 20071221000575290; thence run South 00 degrees 45 minutes 23 seconds East along the East line of said property for a distance of 29.75 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 05 degrees 46 minutes 10 seconds, a chord bearing of South 39 degrees 59 minutes 06 seconds West, and a chord distance of 580.73 feet; thence run along said current right of way line and along the arc of said curve for a distance of 580.97 feet to the West line of said property; thence leaving said current Northwestern-most right of way line of Shelby County Road 11 run North 31 degrees 44 minutes 42 seconds West along said West line for a distance of 40.76 feet to the proposed Northwestern-most right of way line of Shelby County Road 11; thence leaving said West line run North 37 degrees 08 minutes 46 seconds East along said proposed Northwestern-most right of way line for a distance of 16.99 feet to a point on a curve turning to the right, said curve having a radius of 5,659.95 feet, a central angle of 00 degrees 48 minutes 54 seconds, a chord bearing of North 37 degrees 33 minutes 12 seconds East, and a chord distance of 80.50 feet; thence run along said proposed Northwestern-most right of way line and along the arc of said curve for a distance of 80.50 feet; thence run North 07 degrees 02 minutes 21 seconds West along said proposed Northwestern-most right of way line for a distance of 28.23 feet to a point on a curve turning to the right, said curve having a radius of 5,679.95 feet, a central angle of 01 degrees 24 minutes 56 seconds, a chord bearing of North 38 degrees 52 minutes 12 seconds East, and a chord distance of 140.33 feet; thence run along said proposed Northwestern-most right of way line and along the arc of said curve for a distance of 140.34 feet; thence run North 84 degrees 46 minutes 46 seconds East along said proposed Northwestern-most right of way line for a distance of 28.23 feet to a point on a curve turning to the right, said curve having a radius of 5,659.95 feet, a central angle of 02 degrees 59 minutes 46 seconds, a chord bearing of North 41 degrees 16 minutes 38 seconds East, and a chord distance of 295.92 feet; thence run along said proposed Northwestern-most right of way line and along the arc of said curve for a distance of 295.96 feet to the North line of said property; thence run North 89 degrees 02 minutes 39 seconds East along said North line for a distance of 26.96 feet to the POINT OF BEGINNING. Said parcel contains 25,301 square feet or 0.58 acres more or less.

CR11 / Tract 10



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Shelby Cnty Judge of Probate, AL
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TRACT NUMBER 10

OWNER: JESSE EDWARD SR &
HILDA W JOWERS

TOTAL ACREAGE OF PARCEL: 3.62 ACRES
RIGHT OF WAY ACQUIRED: 0.58 ACRES
REMAINING ACREAGE: 3.04 ACRES

SHELBY COUNTY HIGHWAY DEPARTMENT
COUNTY ROAD NO. 11

SCALE: 1" = 100'

DATE: 1-17-08

REVISED: 11-20-08

GSA PROJECT NO. 25448

