

20090724000286230 1/4 \$20.00  
Shelby Cnty Judge of Probate, AL  
07/24/2009 04:24:24 PM FILED/CERT

## **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- 000463**

**JESSE EDWARD JOWERS, JR.,  
MALINDA L. JOWERS, JESSE  
EDWARD JOWERS, SR., HILDA W.  
JOWERS, COLONIAL PIPELINE  
COMPANY**, a corporation, 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 24<sup>th</sup> 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, Jr.; Malinda L. Jowers; Jesse Edward Jowers, Sr.; Hilda W. Jowers; Colonial Pipeline Company, a corporation; and Donald Armstrong, in his official capacity as Property Tax Commissioner of Shelby County, Alabama.





20090724000286230 2/4 \$20.00  
Shelby Cnty Judge of Probate, AL  
07/24/2009 04:24:24 PM FILED/CERT

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.

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





20090724000286230 3/4 \$20.00  
Shelby Cnty Judge of Probate, AL  
07/24/2009 04:24:24 PM FILED/CERT

# Exhibit "A"

page 1 of 2

## LEGAL DESCRIPTION: TRACT 10A

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 Southeastern-most property corner of the property described in Instrument # 2000-18187 as recorded in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 89 degrees 02 minutes 39 seconds West along the South line of said property for a distance of 26.96 feet to 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 00 degrees 23 minutes 36 seconds, a chord bearing of North 42 degrees 58 minutes 19 seconds East, and a chord distance of 38.85 feet; thence leaving said South line run along said proposed right of way line and along the arc of said curve for a distance of 38.85 feet to a point on the East line of said property; thence run South 00 degrees 57 minutes 51 seconds East along said East line for a distance of 27.98 feet to the POINT OF BEGINNING. Said parcel contains 378 square feet or 0.01 acres more or less.



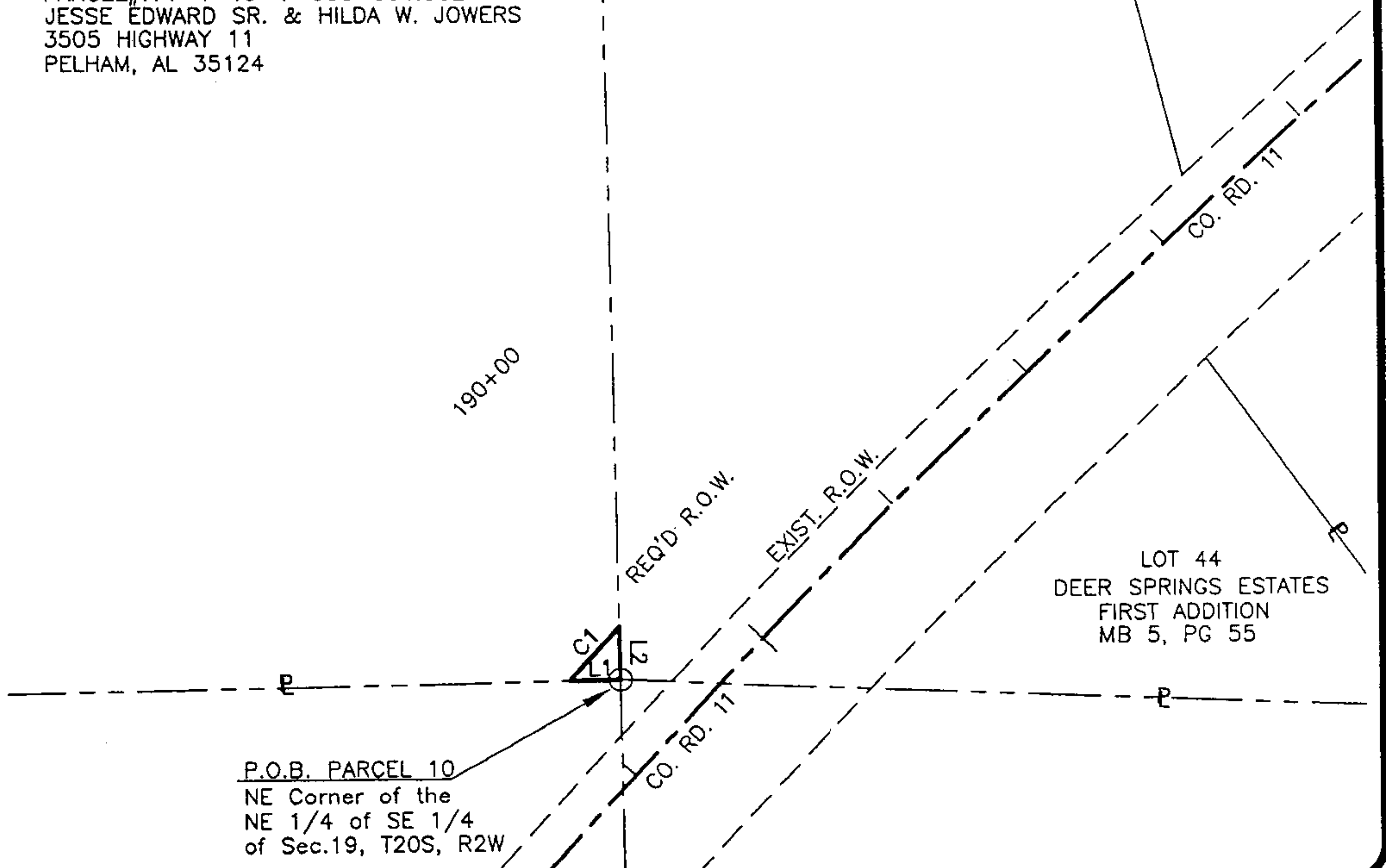


20090724000286230 4/4 \$20.00  
Shelby Cnty Judge of Probate, AL  
07/24/2009 04:24:24 PM FILED/CERT

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 89°02'39" W | 26.96'   |
| L2   | S 00°57'51" E | 27.98'   |

| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1    | 5659.95' | 38.85'     | 38.85'       | N 42°58'19" E | 00°23'36"   |

PARCEL#:14-4-19-1-000-001.002  
JESSE EDWARD SR. & HILDA W. JOWERS  
3505 HIGHWAY 11  
PELHAM, AL 35124



TRACT NUMBER 10A

OWNER: JESSE EDWARD SR &  
HILDA W JOWERS (2/16)  
EDWARD JR (7/16) &  
MALINDA L JOWERS (7/16)

TOTAL ACREAGE OF PARCEL: 40.89 ACRES  
RIGHT OF WAY ACQUIRED: 0.01 ACRES  
REMAINING ACREAGE: 40.88 ACRES

SHELBY COUNTY HIGHWAY DEPARTMENT  
COUNTY ROAD NO. 11

SCALE: 1" = 100'

DATE: 3-11-08

REVISED: 3-11-08

GSA PROJECT NO. 25448

