

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- 000464

JOWERS JUNCTION, L.L.C., an Alabama
Limited Liability Company, **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): Jowers Junction, L.L.C., an Alabama Limited Liability Company;
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.



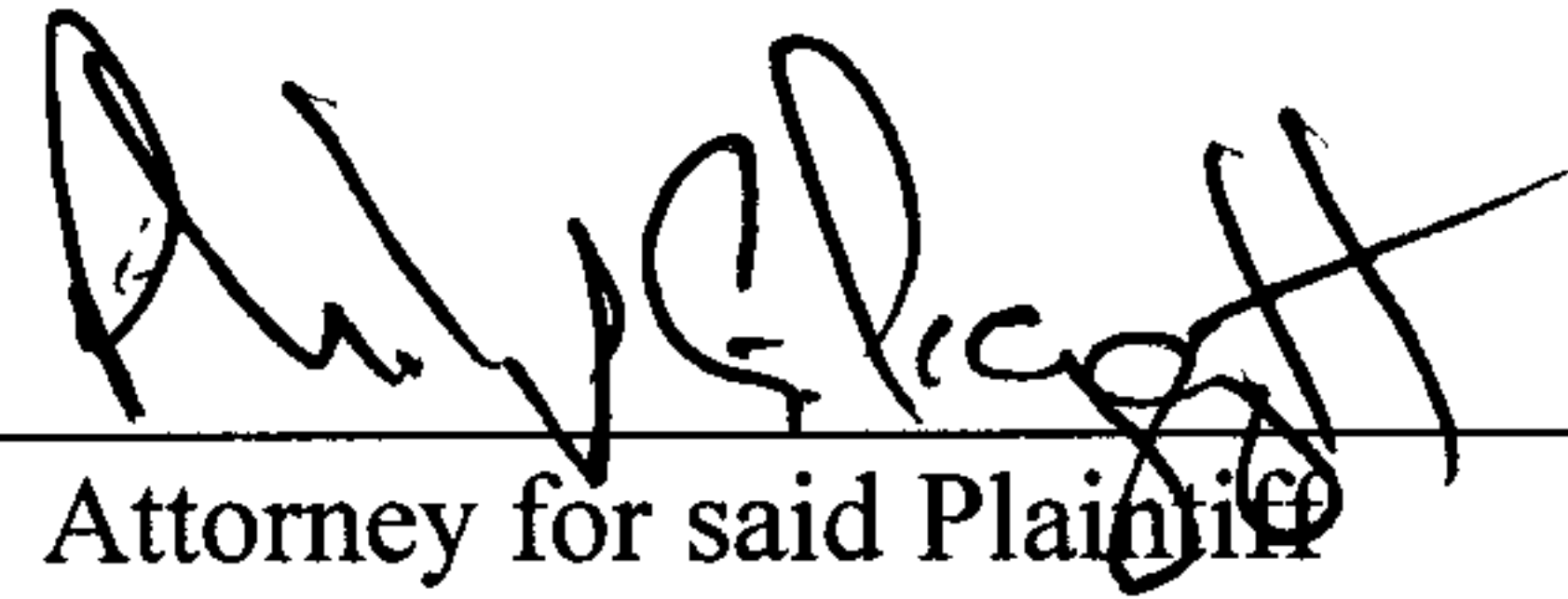
20090724000286250 2/4 \$20.00
Shelby Cnty Judge of Probate, AL
07/24/2009 04:24:26 PM FILED/CERT

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



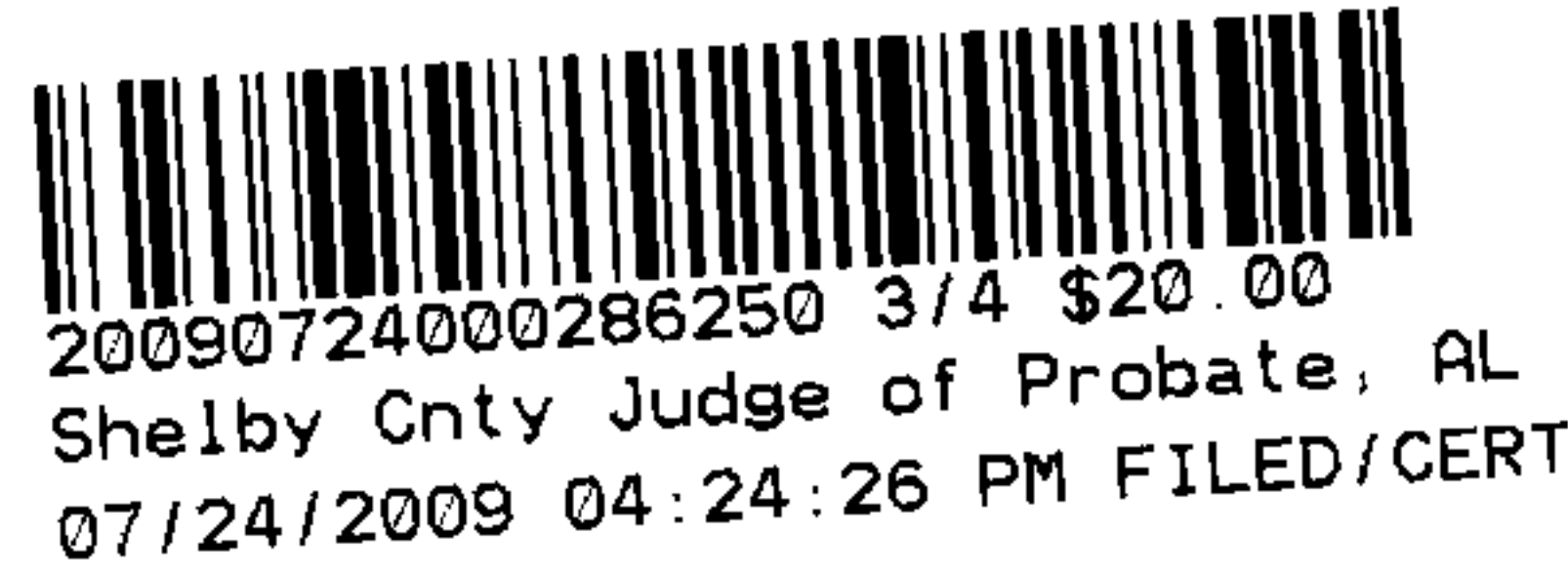
Attorney for said Plaintiff

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



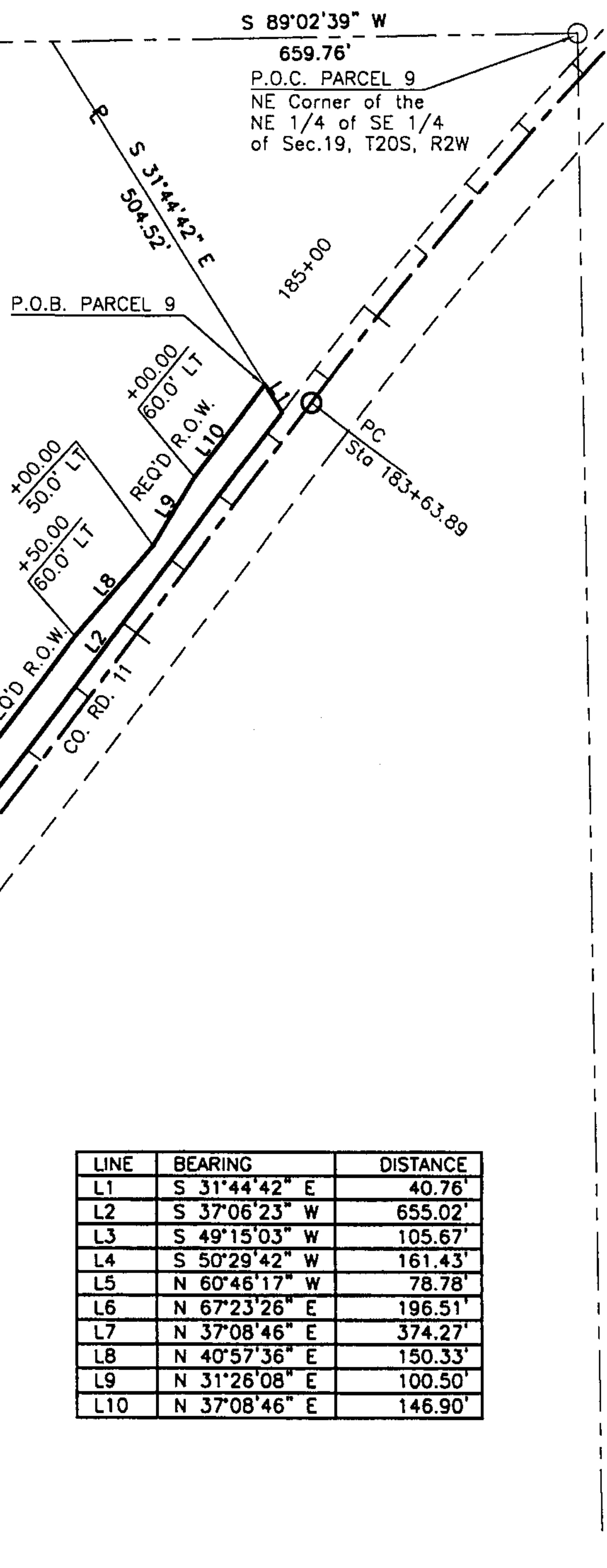
LEGAL DESCRIPTION:
TRACT 9

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:

Commence at the Northeast corner of the Northeast quarter of the Southeast quarter of said Section 19; thence run South 89 degrees 02 minutes 39 seconds West along the North line of said quarter – quarter section for a distance of 659.76 feet to the East line of the property as described in Instrument # 20071221000575280, as recorded in the Office of the Judge of Probate, Shelby County, Alabama; thence leaving said North line run South 31 degrees 44 minutes 42 seconds East along said East line for a distance of 504.52 feet to the proposed Northwestern-most right of way line of Shelby County Road 11, said point also being the POINT OF BEGINNING; thence continue along the last described course for a distance of 40.76 feet to the current Northwestern-most right of way line of Shelby County Road 11; thence leaving said East line run South 37 degrees 06 minutes 23 seconds West along said current Northwestern-most right of way line of Shelby County Road 11 for a distance of 655.02 feet; thence run South 49 degrees 15 minutes 03 seconds West along said current Northwestern-most right of way line of Shelby County Road 11 for a distance of 105.67 feet; thence run South 50 degrees 29 minutes 42 seconds West along said current Northwestern-most right of way line of Shelby County Road 11 for a distance of 161.43 feet to the current Northernmost right of way line of Shelby County Road 52; thence leaving said Shelby County Road 11 right of way line run North 60 degrees 46 minutes 17 seconds West along said Shelby County Road 52 right of way line for a distance of 78.78 feet to a point on the proposed Northwestern-most right of way line of Shelby County Road 11; thence leaving said Shelby County Road 52 right of way run North 67 degrees 23 minutes 26 seconds East along said proposed Northwestern-most right of way line for a distance of 196.51 feet; thence run North 37 degrees 08 minutes 46 seconds East along said proposed Northwestern-most right of way line for a distance of 374.27 feet; thence run North 40 degrees 57 minutes 36 seconds East along said proposed Northwestern-most right of way line for a distance of 150.33 feet; thence run North 31 degrees 26 minutes 08 seconds East along said proposed Northwestern-most right of way line for a distance of 100.50 feet; thence run North 37 degrees 08 minutes 46 seconds East along said proposed Northwestern-most right of way line for a distance of 146.90 feet to the POINT OF BEGINNING. Said parcel contains 34,300 square feet or 0.79 acres more or less.

CR11 / Tract 9

PARCEL#:14-4-19-4-000-003.005
JOWERS JUNCTION, LLC
3505 HIGHWAY 11
PELHAM, AL 35124



LINE	BEARING	DISTANCE
L1	S 31°44'42" E	40.76'
L2	S 37°06'23" W	655.02'
L3	S 49°15'03" W	105.67'
L4	S 50°29'42" W	161.43'
L5	N 60°46'17" W	78.78'
L6	N 67°23'26" E	196.51'
L7	N 37°08'46" E	374.27'
L8	N 40°57'36" E	150.33'
L9	N 31°26'08" E	100.50'
L10	N 37°08'46" E	146.90'

TRACT NUMBER 9
OWNER: JOWERS JUNCTION, LLC
TOTAL ACREAGE OF PARCEL: 19.37 ACRES
RIGHT OF WAY ACQUIRED: 0.79 ACRES
REMAINING ACREAGE: 18.58 ACRES

SHELBY COUNTY HIGHWAY DEPARTMENT
COUNTY ROAD NO. 11
SCALE: 1" = 200'
DATE: 1-17-08
REVISED: 12-9-08
GSA PROJECT NO. 25448

