

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

CHAPPELL DEVELOPMENT, INC.,)
)
Plaintiff,)
)
v.) CV-2009-900785
)
G. REMINGTON DEAN,)
JUDY B. DEAN and)
PANAMA LAND FOUNDATION,)
)
Defendants.)

NOTICE OF LIS PENDENS

Notice is hereby given that Chappell Development, Inc. commenced a civil action against G. Remington Dean, Judy B. Dean, and Panama Land Foundation, on the 16th day of October 2009, in which Plaintiff claims a right, title, interest or claim in the following described parcels of property in Shelby County, Alabama:

Tract 4, Yellowleaf Plateau Second Sector, as recorded in Map Book 34, Page 46, Office of Probate, Shelby County, Alabama;

Tract 2, Yellowleaf Plateau Second Sector, as recorded in Map Book 34, Page 46, Office of Probate, Shelby County, Alabama; and

PARCEL 2 as shown on a Plat completed by Rodney Y. Shiflett, Registered Surveyor, dated March 29, 2006, described therein as follows:

Commence at the SW Corner of the NE ¼ of the NW ¼ of above said Section, Township and Range; thence N00°07'39"W, a distance of 401.27'; to the POINT OF BEGINNING; thence N71°38'24"E, a distance of 231.80'; thence S80°37'46"E, a distance of 92.45'; thence N20°02'10"E, a distance of 75.43'; thence N81°06'35":E, a distance of 228.95'; thence S72°34'00"E, a distance of 117.76'; thence S26°16'07"E, a distance of 79.20' to a point, said point being the beginning of a curve to the left, having a radius of 55.00'; a central angle of 89°28'14", and subtended by a chord which bears S28°15'09"E, and a chord distance of 77.42'; thence along the arc of the said curve, a distance of 85.89'; thence N21°33'41"E, a distance of 36.23'; thence

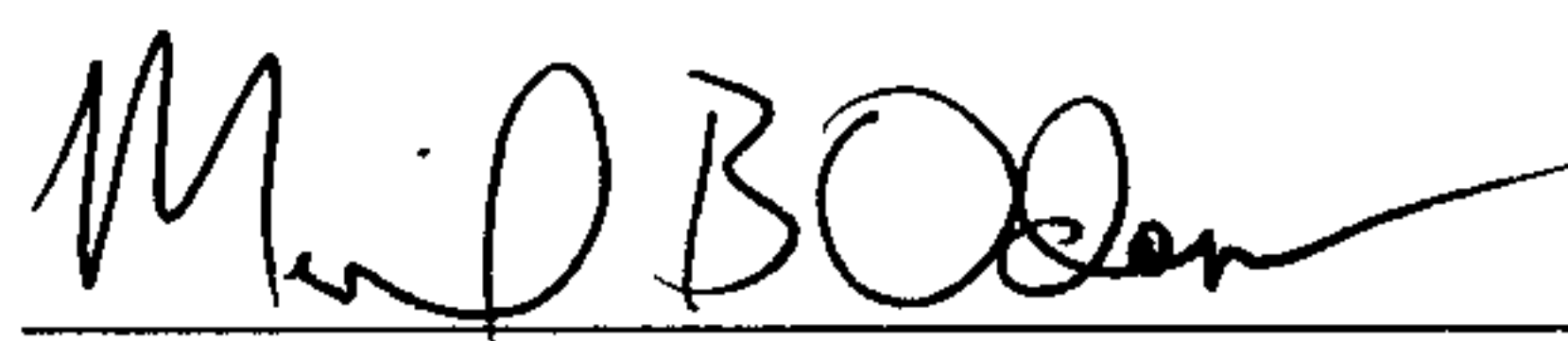
N28°42'26"W, a distance of 135.07'; thence N16°13'51"W, a distance of 76.60'; thence S82°30'08"W, a distance of 324.61'; thence S69°38'32"W, a distance of 197.91'; thence N67°58'20"W, a distance of 114.97'; thence N35°40'23"W, a distance of 104.38'; thence N00°10'20"W, a distance of 592.36'; thence S50°28'21"W, a distance of 283.46'; thence S51°53'59"W; a distance of 171.33'; thence S57°48'55", a distance of 133.97'; thence S54°06'23"W, a distance of 178.84'; thence S12°19'35"E, a distance of 428.35'; thence S62°18'07"E, a distance of 119.89'; thence S51°21'39"E, a distance of 93.89'; thence N59°24'44"E, a distance of 398.70'; thence S00°16'39"W, a distance of 32.20' to the POINT OF BEGINNING, said Parcel containing 10.07 acres, more or less.

Also and including the following described easements:

EASEMENT 1 – as shown on a plat completed by Robert C. Farmer, Registered Surveyor, dated February 9, 1999, described therein as follows:

A 25 foot wide strip of land for ingress and egress Beginning at the most northerly corner of Lot 21, Twin Oaks Subdivision, as recorded in Map Book 22, Page 108, in the Office of the Judge of Probate, Shelby County, Alabama, thence N43°00'43"W a distance of 101.81' to the Point of Beginning; thence continue along last described course a distance of 118.83'; thence S21°33'41"W a distance of 27.68'; thence S43°00'43"E a distance of 106.94'; thence N46°59'17"E a distance of 25.00' to the Point of Beginning.

In the aforesaid action, Plaintiff claims that the conveyances of the above-described properties to the Panama Land Foundation were fraudulent and void.



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