



20130604000226730 1/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
06/04/2013 09:50:58 AM FILED/CERT

## **NOTICE OF LIS PENDENS**

### **IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA**

**STATE OF ALABAMA,**

**Plaintiff,**

**v.**

**CASE NO. PR-2013-000396**

**KAREN ELIZABETH MCCREA;**

**NELSON E. MCCREA; CHEVY**

**CHASE BANK, FSB;**

**DONALD ARMSTRONG, in his official  
capacity as Property Tax Commissioner of  
Shelby County, Alabama; BLANK**

**COMPANY, a corporation, the owner of  
the property described in the Complaint;**

**JOHN DOE and MARY DOE, the persons  
who own the property described in the**

**Complaint, or some interest therein;**

**BLANK COMPANY, the entity which is  
the mortgagee in a mortgage on the above-  
described property or claims some lien or  
encumbrance against the same, all of whose  
names are otherwise unknown but whose  
names will be added by amendment when  
ascertained,**

**Defendants.**

Comes now the State of Alabama, by its attorney, and files herewith notice to all persons concerned that on the 31st day of May, 2013, condemnation proceedings were commenced in the Probate Court of Shelby County, Alabama, whereby said State of Alabama seeks to obtain certain ownership to real property and said proceedings are now pending.

The names of the property owners concerned, together with the property sought to be condemned, are as set forth below:

Property Owner(s):

KAREN ELIZABETH MCCREA; NELSON E. MCCREA;  
CHEVY CHASE BANK, FSB; and DONALD  
ARMSTRONG, in his official capacity as Property Tax  
Commissioner of Shelby County, Alabama

Property description:

A part of the NW ¼ of NW ¼, Section 6, Township 21 South, Range 2 East, identified

as Tract No. 16 on Project No STPBH 0025(507) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the northwest corner of Section 6, Township 21 South, Range 2 East being a gun barrel found in place, thence proceed in an easterly direction along the north boundary of said Section 6 for a distance of 1374.19 feet, more or less, to a point on the centerline of project STPBH-0025(507) at station 42+64.56; thence proceed southwesterly along the centerline of said project for a distance of 174.88 feet to a point on the centerline of project located at P.C. Station 41+31.25; thence proceed southwesterly along the centerline of said project for a distance of 919.87 feet to a point on the centerline of project located at station 32+11.38; thence turn a deflection angle 90 degrees left and proceed in a southeasterly direction for a distance of 33.60 feet, more or less, to a point (capped iron found) on the present R/W line of SR 25, which is located to the left of station 32+11.38, which is the point of BEGINNING; thence N 30 deg. 09 min. 25 sec. E and along the present R/W line of SR 25 a distance of 107.54 feet to a point on the grantor's property line; thence S 59 deg. 28 min. 51 sec. E and along the grantor's property line a distance of 11.70 feet to a point on the required R/W line (said line between a point that is offset 45.00 feet and perpendicular to centerline of project at station 33+00.00 and a point that is offset 45.00 feet and perpendicular to centerline of project at station 39+00.00); thence S 30 deg. 20 min. 58 sec. W and along the required R/W line a distance of 18.87 feet to a point on the required R/W line (said point offset 45.00 feet and perpendicular to centerline of project at station 33+00.00); thence N 59 deg. 28 min. 51 sec. W and along the required R/W line a distance of 6.00 feet to a point on the required R/W line (said point offset 39.00 feet and perpendicular to centerline of project at station 33+00.00); thence S 30 deg. 21 min. 00 sec. W and along the required R/W line a distance of 88.74 feet to a point on the grantor's property line (said line between a point that is offset 39.00 feet and perpendicular to centerline of project at station 33+00.00 and a point that is offset 39.00 feet and perpendicular to centerline of project at station 30+50.00); thence N 58 deg. 25 min. 54 sec. W and along the grantor's property line a distance of 5.34 feet to the point and place of BEGINNING, containing 0.02 acres, more or less.

Description of above property is taken from right of way map of said project on file in the office of State of Alabama Department of Transportation 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.

STATE OF ALABAMA

By William R. Justice  
William R. Justice  
Attorney for said Plaintiff  
P.O. Box 587  
Columbiana, AL 35051  
(205) 669-6783

