IN THE CIRCUIT COURT FOR SHELBY COUNTY, ALABAMA

SABRINA ENGRAM,)
Plaintiff,)
v.)
A parcel of land situated in the Southwest 1/4 of the)
Southwest 1/4 of Section 36, Township 20 South, Range)
03 West in Shelby County, Alabama; more particularly)
described as:COMMERCE at the Southeast corner of)
Section 36, Township 20 South, Range 03 West, said)
point being a 1/2" rebar; thence North 01°01'42" West)
for 210.00 feet to a point, said point being the POINT)
OF BEGINNING; thence South 89°33'42" East for)
30.52 feet to a set 5/8 inch rebar cap. "CA-845-LS";)
thence North 01°52'39" West for 230.06 feet to a)
2 inch open pipe; thence North 69°19'53" West)
for 178.19 feet to the Eastern Right of Way of)
Simmsville Road; thence South 45°30'55" West)CIVIL ACTION NO.:
along Right of Way for 150.00 feet to a set 5/8 inch)
rebar and cap, "CA-845-LS", said point being on) 58 CV 2014 900717
a curve to the left having a radius of 1745.82 feet, a	
chord bearing of South 39°12'14" West, and a chord	
length of 204.88 feet; thence along said curve for)
205.00 feet to a ½ inch rebar; thence leaving said)
Right Of Way, North 78°46'31" East for 314.94 feet)
to a ½ inch rebar and cap; thence South 38°23'33")
East for 94.87 feet to a Point on Line, said point)
being a 5/8 inch rebar and cap, "CA-845-LS"; thence)
South 38°23'33" East for 20.00 feet to the said)
POINT OF BEGINNING.)
AND)
JEAN C. JOHNSON, and all other persons)
claiming any present, future, contingent,)
remainder, reversion, or other interest in)
said lands.	
DEFENDANTS.	<i>)</i>

NOTICE OF LIS PENDENS

This notice is addressed to Jean C. Johnson, and all unknown parties, including any persons claiming any present interest therein and including any persons claiming any future, contingent, reversionary, remainder, or other interest therein, who may claim any interest in the above described property.

20150911000317710 1/2 \$17.00 Shelby Cnty Judge of Probate, AL 09/11/2015 10:37:04 AM FILED/CERT Take notice that on the 30th of June, 2014, that the Plaintiff, Sabrina Engram, filed a Complaint to Quiet Title against the Defendants and in Rem against the following real property located in Shelby County, Alabama, to wit:

A parcel of land situated in the Southwest ¼ of the Southwest ¼ of Section 36, Township 20 South, Range 03 West in Shelby County, Alabama; more particularly described as:COMMERCE at the Southeast corner of Section 36, Township 20 South, Range 03 West, said point being a ½" rebar; thence North 01°01'42" West for 210.00 feet to a point, said point being the POINT OF BEGINNING; thence South 89°33'42" East for 30.52 feet to a set 5/8 inch rebar cap. "CA-845-LS"; thence North 01°52'39" West for 230.06 feet to a 2 inch open pipe; thence North 69°19'53" West for 178.19 feet to the Eastern Right of Way of Simmsville Road; thence South 45°30'55" West along Right of Way for 150.00 feet to a set 5/8 inch rebar and cap, "CA-845-LS", said point being on a curve to the left having a radius of 1745.82 feet, a chord bearing of South 39°12'14" West, and a chord length of 204.88 feet; thence along said curve for 205.00 feet to a ½ inch rebar; thence leaving said Right Of Way, North 78°46'31" East for 314.94 feet to a ½ inch rebar and cap; thence South 38°23'33" East for 94.87 feet to a Point on Line, said point being a 5/8 inch rebar and cap, "CA-845-LS"; thence South 38°23'33" East for 20.00 feet to the said POINT OF BEGINNING.

The Plaintiff claims title to all the real estate listed in the above described property that they have, and those through when they claim have paid taxes on the real property for a period of more than twenty (20) years preceding the filing of the Complaint to Quiet Title and that no other person or persons have paid taxes thereon during any part of said period. Plaintiff also allege that Jean C. Johnson and their predecessors in title, has an encroachment on said property. The Plaintiff claim the right of possession by virtue of that certain deed dated 21st day of May, 2014 in Instrument #20110321000089180, in the Probate Office of Shelby County, Alabama.

That the Complaint to Quiet Title mentioned above is being filed for the purpose of obtaining an Order from the Court declaring fee simple title to be in the name of Sabrina Engram.

Mary H. Harris, Circuit Clerk

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pg. 2

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