

NOTICE OF LIS PENDENS

20151116000395320 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
11/16/2015 10:29:06 AM FILED/CERT

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

DAVID P. HENDERSON, JR.,

Plaintiff,

v.

**JUSTIN N. STINNETT, ALYSSA
STINNETT;**

CIVIL ACTION NO. CV-2015-900991

There may be other individuals and/or entities whose true names and identities are unknown to the Plaintiff at this time who may be legally responsible for the claim(s) set forth herein who may be added by amendment by the Plaintiff when their true names and identities are accurately ascertained by further discovery. Until that time, the Plaintiff will designate these parties in accordance with ARCP 9(h). The word entity as used herein is intended to refer to and include any and all legal entities including individual persons, any and all forms of partnership, any and all types of corporations and unincorporated associations.

Fictitious Defendants A, B, C, being that or those individual(s) and/or entity(ies) who conspired to defraud the Plaintiff on the occasion(s) described herein;

Fictitious Defendants D, E, F, being that or those individual(s) and/or entity(ies) who threatened and/or otherwise wrongfully coerced the Plaintiff into transferring real property, personal property and/or monies on the occasion(s) described herein;

Fictitious Defendants G, H, I, being that or those individual(s) and/or entity(ies) who received property and/or monies wrongfully obtained from the Plaintiff on the occasion(s) described herein;

Defendants.

NOTICE OF LIS PENDENS

TO THE HONORABLE JAMES W. FUHRMEISTER, JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA AND TO ALL PERSONS:

Comes now David P. Henderson, Jr., by and through his attorneys of record, and gives notice to all persons that on the 16th day of November, 2015, David P. Henderson, Jr., commenced a civil

action against Justin N. Stinnett, Alyssa Stinnett, and Fictitious Defendants A through I, in which Plaintiff claims a right, title, interest, or claim in and to the following described real property:

A parcel of land in the West ½ of the Southwest 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows:

Beginning at the Southwest corner of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and run thence northerly along the West line of said 1/4 - 1/4 329.73 feet to a rebar corner; thence turn 29 degrees 21 minutes 41 seconds left and run northwesterly 205.28 feet to a rebar corner; thence turn 37 degrees 31 minutes 36 seconds right and run northerly 93.00 feet to a rebar corner; thence turn 64 degrees 27 minutes 40 seconds right and run east-northeasterly 949.10 feet to a rebar corner; thence turn 62 degrees 25 minutes 28 seconds right and run southeasterly 477.57 feet to a rebar corner; thence turn 91 degrees 26 minutes 10 seconds right and run southwesterly 832.81 feet to a rebar corner; thence turn 46 degrees 20 minutes 42 seconds right and run westerly along the South line of said Section 3 for a distance of 552.46 feet to the point of beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Easement Area:

A 60' Easement running along the west property line of 16.14 acres, as shown on the plat of Oak Hill Township, as recorded in Map Book 37, page 46, in the Office of the Judge of Probate of Shelby County, Alabama, situated in Section 3 and 4, Township 24 North, Range 12 East, lying 30' either side of and parallel to the following described centerline:

Commence at the SW corner of Section 3, Township 24 North, Range 12 East, City of Montevallo, Shelby County, Alabama; thence N90°00'00"E, a distance of 30.01' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N01°27'05"W, a distance of 338.14'; thence N 30°46'35"W, a distance of 203.76'; thence N06°43'07"E, a distance of 97.07' to the POINT OF ENDING OF SAID CENTERLINE.

In the aforesaid civil action, David P. Henderson, Jr. alleges, among other things, the following:

1. A purported warranty deed pertaining to the above-described real property, dated September 30, 2014, and purportedly conveying an interest from David P. Henderson, Jr. (Grantor) to Justin N. Stinnett and Alyssa Stinnett (Grantees) is invalid and/or void or voidable, as it was wrongfully obtained by purported grantees through the use of fraud, deceit, misrepresentation, and/or undue influence, and the same is due to be set aside. The deed in question was recorded with the Shelby County Judge of Probate on September 4, 2015; Document Number 20150904000310300.

2. The above-captioned civil action is currently pending in the Circuit Court of Shelby County, Alabama.

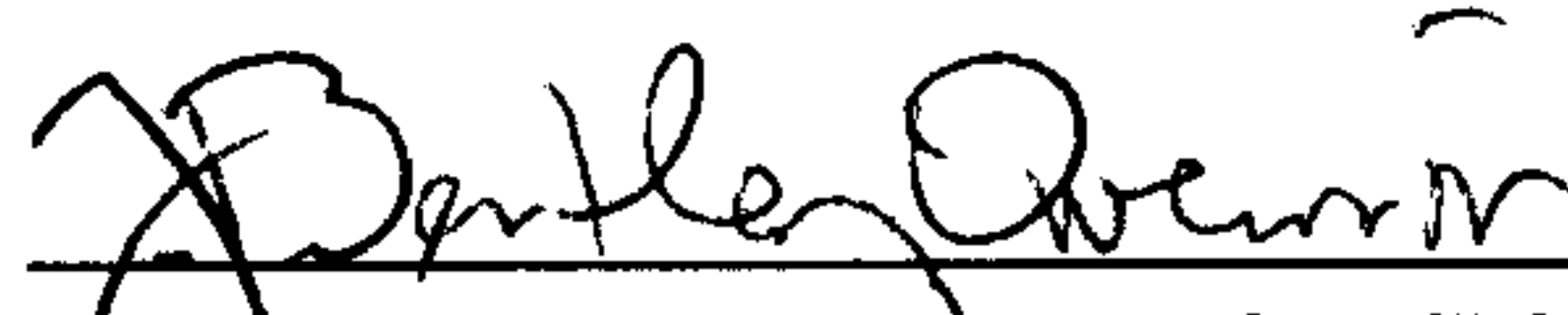
Respectfully submitted,



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Attorney for Plaintiff



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