

NOTICE OF LIS PENDENS

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

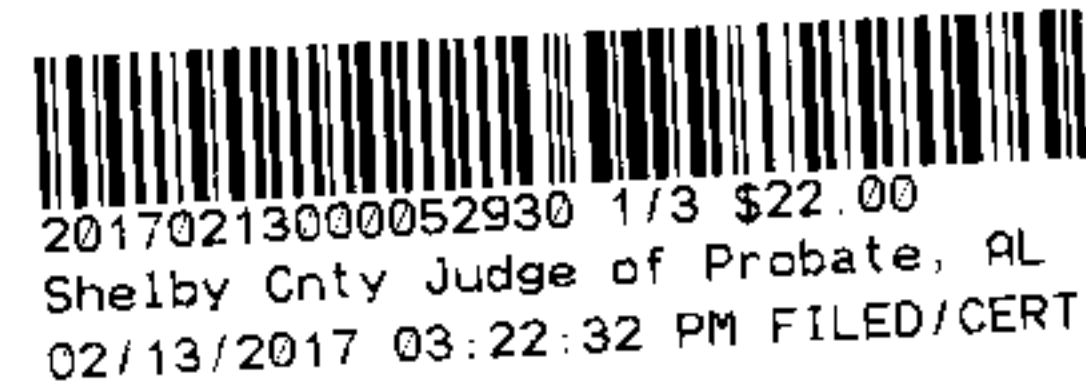
SHELBY COUNTY, ALABAMA, a)
political subdivision of the State of Alabama,)
)
Plaintiff,)

v.)

CASE NO. PR-2017-000080

FPA/WC INVERNESS, LLC; GREYSTONE)
FUNDING CORPORATION;)
DONALD ARMSTRONG, in his official)
capacity as Property Tax Commissioner of)
Shelby County, Alabama; BLANK)
COMPANY, an entity, the owner of the)
property described in the Complaint; A, B, C,)
D and E, 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 Shelby County, Alabama, by its attorney, and files herewith notice to all persons concerned that on the 13th day of February, 2017, condemnation proceedings were commenced in the Probate Court of Shelby County, Alabama, whereby said Shelby County, 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): FPA/WC Inverness, LLC, owner of fee; Greystone Funding Corporation, mortgagee; and Don Armstrong, Shelby County Property Tax Commissioner, ad valorem property taxes

Property description: Project No. STPBH-9802(905) Tract No. 80:

Commencing at a point on the north right-of-way of Valleydale Road being the

eastern most corner of Lot 28, according to Inverness Green, as recorded in Map Book 21, Page 006, in the Probate Office of Shelby County, Alabama; run thence along said north right-of-way on a non-radial curve to the left having a radius of 2824.82 feet, an arc distance of 167.02 feet, with a chord bearing N 36 deg. 38 min. 82 sec. E a distance of 166.99 feet; run thence N 35 deg. 20 min. 15 sec. E along said north right-of-way a distance of 106.95 feet also being the Point of Beginning; run thence N 86 deg. 39 min. 43 sec. W a distance of 14.30 feet to a point; run thence N 34 deg. 51 min. 51 sec. E a distance of 696.05 feet to a point at a station of 260+06.60 offset to the left 55.00 feet from said centerline; run thence along a radial curve to the right having a radius of 11514.00 feet, an arc distance of 187.34 feet to a point at a station of 261+93.05 offset to the left 55.00 feet from said centerline; run thence N 35 deg. 47 min. 47 sec. E a distance of 631.89 feet to a point at a station of 268+24.94 offset to the left 55.00 feet from said centerline; run thence along a radial curve to the left having a radius of 1445.00 feet, an arc distance of 457.64 feet to a point at a station of 273+00.00 offset to the left 55.00 feet from said centerline; run thence N 16 deg. 21 min. 11 sec. W a distance of 118.52 feet to a point at a station of 274+00.00 offset to the left 120.00 feet from said centerline; run thence N 28 deg. 13 min. 42 sec. E a distance of 130.96 feet to a point on the south property line of Lot C4 according to Beaumont Phase 1, as recorded in Map Book 38, Page 28, in the Probate Office of Shelby County, Alabama; run thence S 89 deg. 56 min. 54 sec. E along said south property line a distance of 50.55 feet to a point on said north right-of-way; run thence S 16 deg. 34 min. 28 sec. W along said north right-of-way a distance of 71.80 feet to a point; thence continue along said north right-of-way to a point on a radial curve to the right having a radius of 2108.59 feet, an arc distance of 235.35 feet to a point; thence continue along said north right-of-way to a point on a radial curve to the right having a radius of 2108.59 feet, an arc distance of 450.21 feet to a point; run thence S 35 deg. 06 min. 03 sec. W along said north right-of-way a distance of 1452.06 feet to the Point of Beginning; containing 0.799 acre, more or less.

Also, a temporary construction easement described as follows:

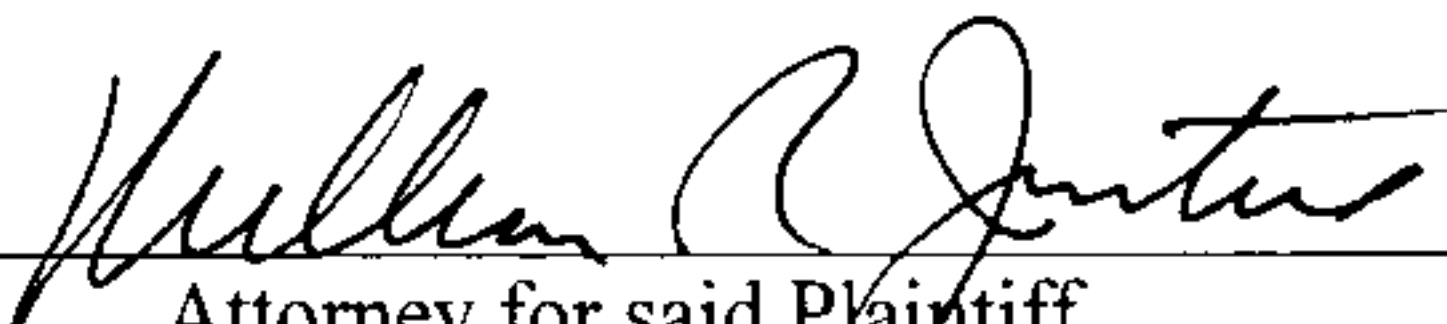
Commencing at a point on the north right-of-way of Valleydale Road also being the eastern most corner of Lot 28, according to Inverness Green, as recorded in Map Book 21, Page 006, in the Probate Office of Shelby County, Alabama; run thence along said north right-of-way on a non-radial curve to the left having a radius of 2824.82 feet, an arc distance of 167.02 feet, with a chord bearing N 36 deg. 38 min. 12 sec. E a distance of 166.99 feet to a point; run thence N 51 deg. 40 min. 10 sec. E along said north right-of-way a distance of 106.95 feet to a point; run thence N 86 deg. 39 min. 43 sec. W a distance of 14.30 feet to the Point of Beginning; run thence N 86 deg. 39 min. 43 sec. W a distance of 6.68 feet to a point; run thence N 39 deg. 50 min. 03 sec. E a distance of 7.97 feet to a point at a station of 253+15.00 offset to the left 60.00 feet from said centerline; run thence N 28 deg. 01 min. 16 sec. E a distance of 125.90 feet to a point at a station of 254+40.00 offset to the left 75.00 feet from said centerline; run thence N 40 deg. 34 min. 29 sec. E a distance of 100.50 feet

to a point at a station of 255+40.00 offset to the left 65.00 feet from said centerline; run thence N 34 deg. 51 min. 51 sec. E a distance of 160.00 to a point at a station of 257+00.00 offset to the left 65.00 feet from said centerline; run thence N 23 deg. 33 min. 15 sec. E a distance of 229.46 feet to a point at a station of 259+25.00 offset to the left 110.00 feet from said centerline; run thence N 46 deg. 50 min. 46 sec. E a distance of 215.43 feet to a point at a station of 261+35.00 offset to the right 66.00 feet from said centerline; run thence N 35 deg. 43 min. 31 sec. E a distance of 762.05 feet to a point at a station of 269+00.00 offset to the left 65.00 feet from said centerline; run thence N 24 deg. 48 min. 05 sec. E a distance of 366.70 feet to a point at a station of 272+85.00 offset to the left 70.00 feet from said centerline; run thence N 64 deg. 09 min. 39 sec. E a distance of 20.77 feet to a point at a station of 273+00.00 offset to the left 55.00 feet from said centerline; run thence on a non-radial curve to the right having a radius of 1445.00 feet, an arc distance of 457.64 feet, with a chord bearing S 26 deg. 43 min. 24 sec. W a distance of 455.73 feet at a station of 268+24.94 offset to the left 55.00 feet from said centerline; run thence S 35 deg. 47 min. 47 sec. W a distance of 631.89 feet to a point at a station of 262+93.05 offset to the left 55.00 feet from said centerline; run thence on a radial curve to the left having a radius of 11514.00 feet, an arc distance of 187.34 feet at a station of 260+06.60 offset to the left 55.00 feet from said centerline; run thence S 34 deg. 51 min. 51 sec. W a distance of 696.05 feet to the Point of Beginning; containing 0.806 acre, more or less.

Description of above property is taken from right of way map of said project on file in the office of engineer for the City of Hoover, 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

By 
Attorney for said Plaintiff

