


NOTICE OF LIS PENDENS

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

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


20170519000175990 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
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v.)

CASE NO. PR-2017-000309

WK SERVICES CO., LLC; BRANCH)
BANKING AND TRUST COMPANY;)
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 19th day of May, 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): WK Services Co., LLC, owner of fee; Branch Banking and Trust Company, holder of of agreement not to transfer, encumber, assign or pledge assets; Don Armstrong, Shelby County Property Tax Commissioner, ad valorem property taxes

Property description: Project No. STPBH-9802(905) Tract No. 41:

Commencing at the SW corner of the NE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 2 West; run thence S 88 deg. 02 min. 20 sec. E a distance of 114.11 feet, more or less; run thence N 02 deg. 33 min. 18 sec. W a distance of 241.40 feet, more or less, to the Point of Beginning; run thence N 31 deg. 07 min. 59 sec. W a distance of 20.64 feet, more or less; run thence on a curve to the left having a radius of 1950.36 feet, a central angle of 15 deg. 32 min. 00 sec., a curve distance of 528.76 feet, and a chord bearing N 53 deg. 17 min. 14 sec. E at a distance of 527.14 feet; run thence N 45 deg. 35 min. 38 sec. E a distance of 151.29 feet, more or less; run thence S 89 deg. 00 min. 44 sec. E a distance of 29.70 feet, more or less; run thence S 45 deg. 32 min. 23 sec. W a distance of 178.70 feet, more or less; run thence S 35 deg. 46 min. 15 sec. W a distance of 54.51 feet, more or less; run thence on a curve to the right having a radius of 1920.00 feet, a central angle of 11 deg. 36 min. 50 sec., a curve distance of 389.19 feet, and a chord bearing S 52 deg. 56 min. 59 sec. W at a distance of 388.52 feet; run thence S 80 deg. 16 min. 17 sec. W a distance of 27.74 feet, more or less; run thence on a curve to the right having a radius of 1910.00 feet, a central angle of 01 deg. 49 min. 17 sec., a curve distance of 60.72 feet, and a chord bearing S 60 deg. 26 min. 31 sec. W at a distance of 60.72 feet, to the Point of Beginning. Containing 0.437 acres, more or less.

Also, a temporary construction easement described as follows:

Commencing at the SW corner of the NE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 2 West; run thence S 88 deg. 03 min. 48 sec. E a distance of 195.55 feet, more or less; run thence N 17 deg. 05 min. 25 sec. E a distance of 142.23 feet, more or less, to the Point of Beginning; run thence N 60 deg. 56 min. 29 sec. W a distance of 118.37 feet, more or less; run thence N 31 deg. 07 min. 59 sec. W a distance of 58.95 feet; run thence on a curve to the left having a radius of 1910.00 feet, a central angle of 1 deg. 49 min. 17 sec., a curve distance of 60.72 feet, and a chord bearing N 60 deg. 26 min. 31 sec. E at a distance of 60.72 feet; run thence N 80 deg. 16 min. 17 sec. E a distance of 27.74 feet, more or less; run thence on a curve to the left having a radius of 1920.00 feet, a central angle of 11 deg. 36 min. 50 sec., a curve distance of 389.19 feet, and a chord bearing N 52 deg. 56 min. 59 sec. E at a distance of 388.52 feet; run thence N 35 deg. 46 min. 15 sec. E a distance of 54.51 feet, more or less; run thence N 45 deg. 32 min. 23 sec. E a distance of 178.70 feet, more or less; run thence S 89 deg. 00 min. 44 sec. E a distance of 77.18 feet, more or less; run thence S 45 deg. 32 min. 23 sec. W a distance of 232.84 feet, more or less; run thence S 54 deg. 51 min. 33 sec. W a distance of 257.59 feet, more or less; run thence S 15 deg. 50 min. 16 sec. W a distance of 64.63 feet, more or less; run thence S 35 deg. 25 min. 40 sec. E a distance of 55.00 feet, more or less; run thence S 36 deg. 05 min. 22 sec. W a distance of 130.33 feet, more or less; run thence S 68 deg. 52 min. 00 sec. W a distance of 56.96 feet, more or less, to the Point of Beginning. Containing 1.203 acres, 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




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County, Alabama.

The title of the action and the case number thereof are as hereinabove designated.

SHELBY COUNTY, ALABAMA

By William C. Jones
Attorney for said Plaintiff


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