

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-2018-000613

MARY D. HINDS; CADENCE BANK, N.A.,)
successor in interest to Superior Bank, N.A.,)
successor to Superior Bank;)
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 30th day of August, 2018, 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): Mary D. Hinds, owner of fee; Cadence Bank, N.A., successor in interest to Superior Bank, N.A., successor to Superior Bank, mortgagee; and Donald Armstrong, property taxes

Property description: Project No. ACBR59502-ATRP (009) Tract No. 4:

A part of the N 1/2 of the NE 1/4 of Section 23, Township 20 South, Range 3 West, in Shelby County, Alabama and being more fully described as follows:

Commencing at the SE corner of Lot 8 Ivy Brook Phase I, as recorded in Map Book 18 on Page 21 in the Probate Office of Shelby County, Alabama, said point being the point of commencement: thence S 00 deg. 13 min. 49 sec. E and along the grantor's western property line a distance of 168.96 feet, more or less, to a point on the acquired R/W line, said point being the POINT OF BEGINNING; thence following the curvature thereof an arc distance of 161.63 feet and along said acquired R/W line to a point on the acquired R/W line (said arc having a chord bearing of N 66 deg. 13 min. 16 sec. E, a counterclockwise direction, a chord distance of 161.34 feet and a radius of 773.00 feet); thence N 60 deg. 13 min. 51 sec. E and along said acquired R/W line a distance of 42.80 feet to a point on the grantor's eastern property line; thence S 01 deg. 13 min. 19 sec. W and along said eastern property line a distance of 23.38 feet to a point on the present northern R/W line of CR-52; thence S 66 deg. 47 min. 06 sec. W and along said present northern R/W line a chord distance of 200.46 feet, more or less, to a point on the grantor's western property line; thence N 00 deg. 13 min. 49 sec. W and along said western property line a distance of 16.09 feet to the point and place of BEGINNING, containing 0.08 acres, more or less.

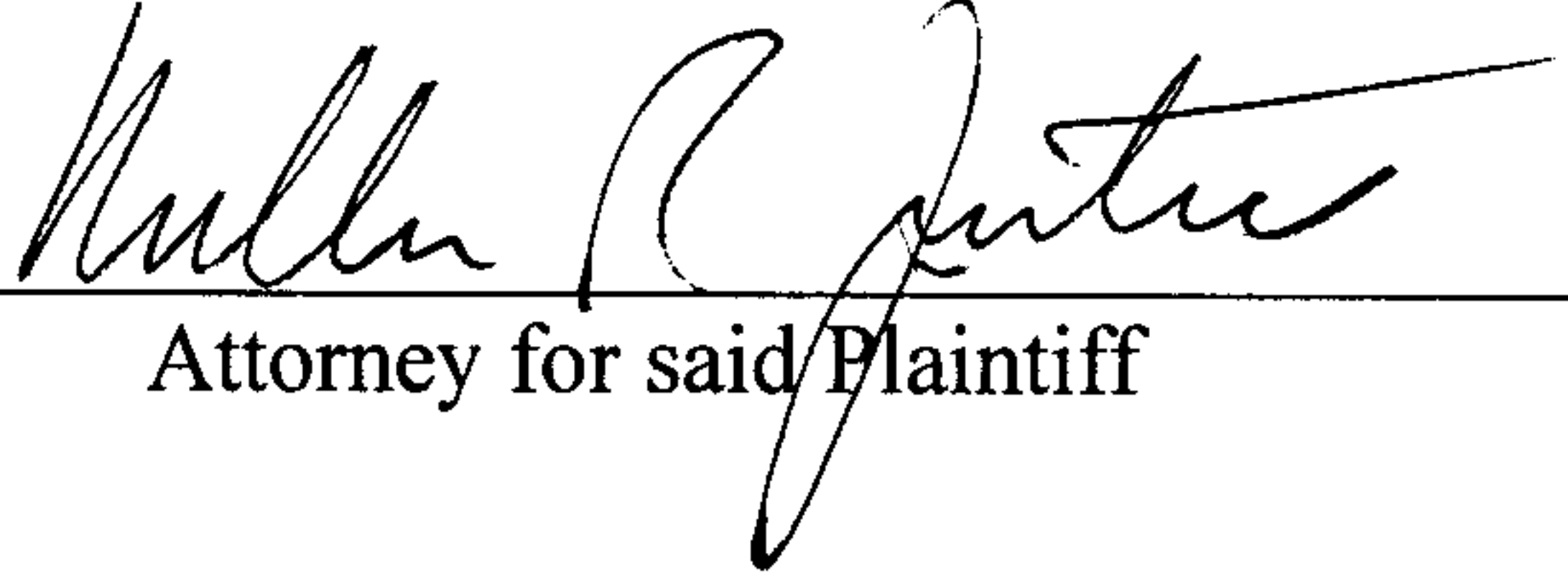
Also, a temporary construction easement described as follows:

BEGINNING at a point where the temporary construction easement line intersects with the grantor's eastern property line, said point being the POINT OF BEGINNING, thence S 01 deg. 13 min. 19 sec. W and along said eastern property line a distance of 23.33 feet to a point on the acquired R/W line; thence S 60 deg. 13 min. 51 sec. W and along said acquired R/W line a distance of 42.80 feet to a point on the acquired R/W line; thence N 29 deg. 46 min. 09 Sec. W and along said temporary construction easement line a distance of 20.00 feet to a point on the temporary construction easement line; thence N 60 deg. 13 min. 51 sec. E and along said temporary construction easement line a distance of 54.81 feet to the point and place of BEGINNING.

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


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Shelby Cnty Judge of Probate, AL
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