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Prepared by and return to:
Jeffrey M. Chapman, Esq.
2163 Highway 31, South, Suite 213
Pelham, Alabama 35124

Cross Reference:
Instrument: 1993-03303
Instrument: 20181101000387890
Instrument: 20190131000031820
Shelby County, Alabama records

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

GUARDIAN TAX AL, LLC,)
)
Plaintiff,)
)
v.)
)
ESTELLE E. SMITH, CAPTIAL ONE)
BANK (USA), N.A.; CAVALRY)
PORTFOLIO SERVICES LLC;)
DEPARTMENT OF THE TREASURY -)
INTERNAL REVENUE SERVICE; and)
John Does 1-99, representing the heirs,)
devisees, personal representative(s),)
successors, and/or assigns of Defendants)
who may claim an interest in the Property)
known as 9940 HWY 25, Calera, AL)
35040 (Parcel No. 28 4 20 4 001 026.000);)
and any occupant at 9940 HWY 25,)
Calera, AL 35040;)
)
Defendants.)

Civil Action No.

CV 2019-901173.00

Notice of *Lis Pendens*


Please take notice that an action has been commenced and is now pending in the above
-captioned Court upon complaint of Plaintiff Guardian Tax AL, LLC against the above-named

defendant(s) seeking relief in the nature of ejectment and quiet title to the property known as 9940 HWY 25, Calera, AL 35040 (Parcel No. 28 4 20 4 001 026.000), which is more properly described as shown in the legal description attached hereto as "Exhibit A".

Address: 9940 HWY 25, Calera, AL 35040
Parcel No.: 28 4 20 4 001 026.000

Plaintiff respectfully requests that the Shelby County, Alabama Probate Judge record a copy of this Notice in the *Lis Pendens* book under Code of Alabama § 35-4-131 and that the Probate Judge index the names of the parties under Code of Alabama § 35-4-134.

Respectfully submitted this the 19th day of **November 2019**.



JEFFREY M. CHAPMAN (CHA069)
Attorney for Guardian Tax AL, LLC

OF COUNSEL:

2163 Highway 31, South, Suite 213
Pelham, Alabama 35124
(205) 663-1599

EXHIBIT "A"

LEGAL DESCRIPTION:

A part of the SE1/4 of SE1/4 of Fractional Section 20 Township 22 Range 2 West described as follows: Commence at the SE corner of said Fractional Section 20 Tp 22 Range 2 West and run West along South Boundary of said Section 862 feet to point of beginning of lot herein described, which point is the SW corner of W.R. Askin lot; thence along the West line of Askin lot North 25 deg 30' West 235 feet to South right of way of Calera-Montevallo Highway; thence along said right of way South 62 deg. 20' West 224 feet; thence South 27 deg 40' East 50 feet; thence South 62 deg 20' West 144 feet to intersection of South line of said Section 20; thence along the South line of said Section 20 in an Easterly direction 404.5 feet to point of beginning.

LESS AND EXCEPT: A part of the SE1/4 of SE1/4 of Fractional Section 20, Township 22 South, Range 2 West, described as follows: Commence at the SE corner of the said Fractional Section 20, Township 22, Range 2 West and run West along and run West along South boundary of said Section 998.5 feet to point of beginning of lot herein described, which point is the SW corner of Hazel Pardue lot; thence along the West line of Pardue lot 25 degrees 30 minutes West 180 feet to South right of way of Calera-Montevallo Highway; thence along said right of way South 62 degrees 20 minutes West 100 feet; thence South 27 degrees 40 minutes East 50 feet; thence South 62 degrees 20 minutes West 144 feet to intersection of South line of said Section 20; thence along the South line of said Section 20 in an Easterly direction 268 feet to point of beginning.

Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/21/2019 03:46:45 PM
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Allen S. Bayl