

# **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-2019-000964**

**MARY CATHERINE CHESSER; WILLIAM  
M. CHESSER; BETTY S. CHESSER;  
WELLS FARGO FINANCIAL ALABAMA,  
INC.; 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 10<sup>th</sup> day of December, 2019, 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 Catherine Chesser, owner; William M. Chesser, owner; Betty S. Chesser, owner; Wells Fargo Financial Alabama, Inc., mortgagee; Donald Armstrong, property taxes

Property description: Project No. SCP 59-880-17 Tract No. 4:



20191211000457920 1/4 \$34.00  
Shelby Cnty Judge of Probate, AL  
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A part of the SE 1/4 of the NW 1/4, and a part of the SW 1/4 of the NE 1/4 of Section 34, Township 19 South, Range 1 West, identified as Tract No. 4 on Project No. SCP 59-880-17 in Shelby County, Alabama and being more fully described as follows:

COMMENCE at a Rebar found in a Gravel Road (Meadow Lake Lane) at the Southeast Corner of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence run South 88 deg. 32 min. 19 sec. West for a distance of 1532.83 feet; thence run North 01 deg. 27 min. 41 sec. West for a distance of 1096.29 feet to a point on the present northwesterly Right-of-Way of County Road 39 and the POINT OF BEGINNING, that is a point 21.06 feet left of and at a right angle to the centerline of County Road 39 at Station 65+80.96; thence leaving the present northwesterly Right-of-Way of County Road 39 run North 35 deg. 56 min. 02 sec. West for a distance of 40.46 feet to a point, that is a point 60.00 feet left of and at a right angle to the centerline of County Road 39 at Station 65+91.92; thence run North 38 deg. 20 min. 55 sec. East for a distance of 58.08 feet to a point, that is a point 60.00 feet left of and at a right angle to the centerline of County Road 39 at Station 66+50.00; thence run North 64 deg. 54 min. 50 sec. East for a distance of 55.90 feet to a point, that is a point 35.00 feet left of and at a right angle to the centerline of County Road 39 at Station 67+00.00; thence run North 38 deg. 20 min. 55 sec. East for a distance of 40.76 feet to a point, that is a point 35.00 feet left of and at a right angle to the centerline of County Road 39 at Station 67+40.76, said point also being the Point of Curvature of a curve to the left, having a radius of 930.00 feet, a central angle of 06 deg. 49 min. 53 sec., a chord length of 110.82 feet, and a chord bearing of North 34 deg. 55 min. 59 sec. East; thence continue along the arc of said curve for a distance of 110.89 feet to a point on the present south Right-of-Way of Twin Oaks Circle and the present westerly Right-of-Way of County Road 39, that is a point 80.37 feet left of and at a right angle to the centerline of Twin Oaks Circle at Station 120+38.89 and the Point of Curvature of a curve to the right, having a radius of 24.48 feet, a central angle of 84 deg. 02 min. 02 sec., a chord length of 32.78 feet, and a chord bearing of South 03 deg. 22 min. 23 sec. East; thence continue along the arc of said curve the present south Right-of-Way of Twin Oaks Circle and present westerly Right-of-Way of County Road 39 for a distance of 35.91 feet to a 1/2 in. Rebar Found on the present westerly Right-of-Way of County Road 39, that is a point 15.87 feet left of and at a right angle to the centerline of County Road 39 at Station 68+26.48 and the Point of Tangency of said curve; thence run South 38 deg. 38 min. 38 sec. West along the present westerly Right-of-Way of County Road 39 for a distance of 245.96 feet to the POINT OF BEGINNING, that is a point 21.06 feet left of and at a right angle to the centerline of County Road 47 at Station 65+80.96; said Taking containing 6,213 sq. ft. (0.14 acres) more or less.

Also a temporary construction easement and right of way on, over, and across the following described property as shown on the right-of way map of Project No. Project No. SCP 59-880-17 Tract No. 4:

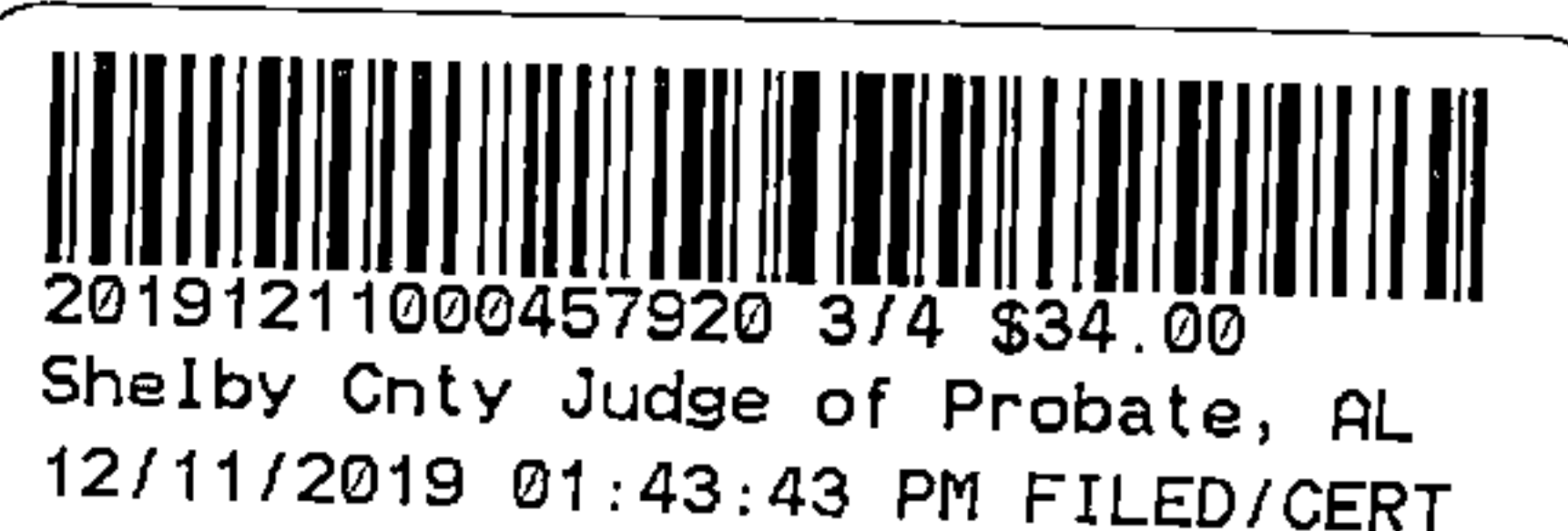


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right angle to the centerline of Twin Oaks Circle at Station 122+07.36; thence run North 81 deg. 31 min. 20 sec. West for a distance of 30.00 feet to a point, that is a point 39.89 feet left of and at a right angle to the centerline of Twin Oaks Circle at Station 122+30.10; thence run North 08 deg. 28 min. 40 sec. East for a distance of 6.16 feet to a point on the present south Right-of-Way of Twin Oaks Circle, that is a point 33.97 feet left of and at a right angle to the centerline of Twin Oaks Circle at Station 122+28.67; thence run South 81 deg. 31 min. 20 sec. East along the present south Right-of-Way of Twin Oaks Circle for a distance of 30.00 feet the POINT OF BEGINNING, that, is a point 44.37 feet left of and at a right angle to the centerline of Twin Oaks Circle at Station 122+04.94; said Temporary Construction Easement containing 185 sq. ft. (0.01 acres) more or less.

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 William R. Justice  
Attorney for said Plaintiff



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