

# **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-2019-000965**

**RONALD TROUT; HEIKE TROUT;** )  
**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): Ronald Trout, owner; Heike Trout, owner; Donald Armstrong,  
property taxes

Property description: Project No. SCP 59-880-17 Tract No. 8

Taking 1 of 2: 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. 8 on Project No. SCP 59-880-17 in Shelby County, Alabama and being more fully



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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 1286.44 feet to a point; thence run North 01 deg. 27 min. 41 sec. West for a distance of 729.80 feet to a 1 in. Pipe Found at the POINT OF BEGINNING, that is a point 94.05 feet right of and at a right angle to the centerline of County Road 47 at Station 13+82.63, said point also being the Point of Curvature of a curve to the right, having a radius of 1464.05 feet, a central angle of 07 deg. 38 min. 00 sec., a chord length of 194.91 feet, and a chord bearing of North 62 deg. 47 min. 37 sec. West; thence continue along the arc of said curve for a distance of 195.05 feet to a point, that is a point 94.05 feet right of and at a right angle to the centerline of County Road 47 at Station 12+00.11 and the Point of Tangency of said curve; thence run North 53 deg. 10 min. 39 sec. East for a distance of 98.68 feet to a 3/4 in. Pipe Found, that is a point 3.16 feet right of and at a right angle to the centerline of County Road 47 at Station 12+37.24; thence run South 32 deg. 28 min. 28 sec. East for a distance of 175.73 feet to the POINT OF BEGINNING, that is a point 94.05 feet right of and at a right angle to the centerline of County Road 47 at Station 13+82.63; containing 9,067 sq. ft. (0.21 acres) more or less.

Taking 2 of 2: Also, 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. 8 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 1286.44 feet to a point; thence run North 01 deg. 27 min. 41 sec. West for a distance of 729.80 feet to a 1 in. Pipe Found at the POINT OF BEGINNING, that is a point 94.05 feet right of and at a right angle to the centerline of County Road 47 at Station 13+82.63; thence run North 56 deg. 37 min. 25 sec. East for a distance of 134.09 feet to a 3/4 in. Steel Bar Found, that is a point 16.12 feet left of and at a right angle to the centerline of County Road 47 at Station 14+57.03; thence run South 01 deg. 37 min. 57 sec. East for a distance of 87.04 feet to a point, that is a point 65.00 feet right of and at a right angle to the centerline of County Road 47 at Station 14+88.05; thence run North 83 deg. 24 min. 17 sec. West for a distance of 115.22 Feet to the POINT OF BEGINNING, that is a point 94.05 feet right of and at a right angle to the centerline of County Road 47 at Station 13+82.63; containing 4,963 sq. ft. (0.11 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.



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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

