

Leave space above blank for recording information.

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

Cross Reference:
Instrument: 20060302000099140
Instrument: 20091230000476910
Instrument: 20200420000152730
Shelby County, Alabama records

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

GUARDIAN TAX AL, LLC,)
)
Plaintiff,)
)
v.)
)
NANCY C. CHAMBERS, DAWN W.)
HOBBS aka DAWN W. COOPER,)
MIKE F. ALEXANDER, NORTH)
SHELBY LIBRARY DISRICT,)
CAMBRIAN WOOD CONDOMINIUM,)
INC., STATE OF ALABAMA)
DEPARTMENT OF REVENUE; 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 325 Heath Drive, Birmingham,)
AL 35242 (Parcel No. 10 01 02 0 993)
081.004); any occupant at 325 Heath)
Drive, Birmingham, AL 35242;)
)
Defendants.)

Civil Action No.

CV 2020-90042100

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 325 Heath Drive, Birmingham, AL 35242 (Parcel No. 10 01 02 0 993 081.004), which is more properly described as follows:

Condominium Unit #325 of Cambrian Wood Condominium, a condominium, as recorded in Map Book 6, Page 62 according to the Declaration of Condominium Ownership of Cambrian Wood Condominiums, recorded in Map Book 12, beginning at Page 87 and amended by Mis. Book 13, Page 2, Misc. Book 13, Page 4; and Misc. Book 13, Page 344, in the Probate Office of Shelby County, Alabama. Together with an undivided .011225% interest appurtenant to said unit in the common elements as set forth in Exhibit "C" of said Declaration.

Address: 325 Heath Drive, Birmingham, AL 35242
Parcel No.: 10 01 02 0 993 081.004

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 18th day of **May 2020**.


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

OF COUNSEL:

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/16/2020 08:03:45 AM
\$32.00 CHERRY
20200616000244080

