

NOTICE OF LIS PENDENS

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

STATE OF ALABAMA,

Plaintiff,

v.

CASE NO. PR-2020-000987

**J & S REALTY LLC; SWBP
INVESTMENTS, LLC; VALLEY
NATIONAL BANK;
DONALD ARMSTRONG, in his official
capacity as Property Tax Commissioner of
Shelby County, Alabama; BLANK
COMPANY, a corporation, the owner of
the property described in the Complaint;
JOHN DOE and MARY DOE, 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 the State of Alabama, by its attorney, and files herewith notice to all persons concerned that on the 7th day of Decemer, 2020, condemnation proceedings were commenced in the Probate Court of Shelby County, Alabama, whereby said State of 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):

J & S Realty LLC, owner of fee; SWBP Investments, LLC fka Seed Corn LLC, owner of fee; Valley National Bank, successor in interest to USAmeriBank fka Aliant Bank, mortgagee; Donald Armstrong, as Property Tax Commissioner of Shelby County, Alabama

Property description:

A part of the SW ¼ of the NW ¼ of Section 14, Township 21 South, Range 3 West, identified as Tract No. 58 on Project No. STPBH-0119(510) in Shelby County, Alabama, and being more fully described as follows:

Parcel 1 of 1:

Commencing at the NW corner of SW ¼ of NW ¼ of Section 14, Township 21 South, Range 3 West; thence easterly and along the section line for a distance of 251 feet, more or less, to a point on the present west R/W line of Daisy Lane; thence southeasterly and along said present R/W line for a distance of 388 feet, more or less, to a point on the acquired R/W line (said point offset 225 ft. LT and perpendicular to centerline of project at station 147+10.56); thence southeasterly and along the acquired R/W line for a distance of 121 feet, more or less, to a point on the acquired R/W line (said point 145 ft. LT and perpendicular to centerline of project at station 146+25.00); thence southerly and along the acquired R/W line for a distance of 37 feet, more or less, to a point on the grantor's north property line, which is the point and place of BEGINNING; thence N 84 deg. 36 min. 57 sec. E and along the grantor's said property line a distance of 65.29 feet to a point the present west R/W line of SR-119; thence N 84 deg. 36 min. 57 sec. E and along said present R/W line a distance of 51.19 feet to a point on said present R/W line; thence following the curvature thereof an arc distance of 231.81 feet and along said present R/W line to a point on the grantor's south property line (said arc having a chord bearing of S 9 deg. 46 min. 48 sec. W, a counterclockwise direction, a chord distance of 231.75 feet and a radius of 2904.79 feet); thence N 86 deg. 35 min. 59 sec. W and along the grantor's said property line a distance of 44.41 feet to a point on the acquired R/W line (said line between a point that is offset 70 ft. LT and perpendicular to centerline of project at station 144+50.00 and a point that is offset 70 ft. LT and perpendicular to centerline of project at station 141+68.70); thence following the curvature thereof an arc distance of 60.39 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 70 ft. LT and perpendicular to centerline of project at station 144+50.00) (said arc having a chord bearing of N 8 deg. 13 min. 55 sec. E, a clockwise direction, a chord distance of 60.39 feet and a radius of 2870.00 feet); thence N 5 deg. 39 min. 33 sec. E and along the acquired R/W line a distance of 128.73 feet to a point on the acquired R/W line (said point offset 80 ft. LT and perpendicular to centerline of project at station 145+75.00); thence N 78 deg. 36 min. 27 sec. W and along the acquired R/W line a distance of 55.00 feet to a point on the acquired R/W line (said point offset 135 ft. LT and perpendicular to centerline of project at station 145+75.00); thence N 1 deg. 7 min. 12 sec. E and along the acquired R/W line a distance of 16.10 feet to the point and place of BEGINNING, containing 0.282 acre(s), more or less.

Temporary Construction Easement 1 of 1:



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BEGINNING at a point on the required easement line (said point offset 75 ft. LT and perpendicular to centerline of project at station 144+50.00); thence N 14 deg. 41 min. 57 sec. W and along the required easement line a distance of 142.87 feet to a point on the acquired R/W line (said point offset 135 ft. LT and perpendicular to centerline of project at station 145+75.00); thence S 78 deg. 36 min. 27 sec. E and along the acquired R/W line a distance of 55.00 feet to a point on the acquired R/W line (said point offset 80 ft. LT and perpendicular to centerline of project at station 145+75.00); thence S 5 deg. 40 min. 22 sec. W and along the acquired R/W line a distance of 128.72 feet to a point on the acquired R/W line (said point offset 70 ft. LT and perpendicular to centerline of project at station 144+50.00); thence S 8 deg. 13 min. 55 sec. W and along the acquired R/W line a distance of 60.39 feet to a point on the required easement line (said point offset 70 ft. LT and perpendicular to the centerline of project) (said point also on the grantor's south property line); thence N 3 deg. 30 min. 10 sec. E and along the required easement line a distance of 60.64 feet to the point and place of BEGINNING, containing 0.092 acre(s), more or less.

Description of above property is taken from right of way map of said project on file in the office of State of Alabama Department of Transportation 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.

STATE OF ALABAMA

By William R. Justice
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