

## **NOTICE OF LIS PENDENS**

### **IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA**

**STATE OF ALABAMA,**

**Plaintiff,**

**v.**

**CASE NO. PR-2021-000410**

**TAMMY L. CARDEN; MORTGAGE  
ELECTRONIC REGISTRATION  
SYSTEMS, INC.; DITECH FINANCIAL  
LLC;  
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 4<sup>th</sup> day of May, 2021, 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):

Tammy L. Carden, Owner; Mortgage Electronic Registration Systems, Inc., Mortgagee; Ditech Financial LLC, Lender; Donald Armstrong, Property Tax Commissioner

Property description:

A part of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  and the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 23, Township 21 South, Range 3 West, identified as Tract No. 10 on Project No. STPBH-0119(510) in Shelby County, Alabama and being more fully described as follows:

Commencing at the NE corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , Section 23, Township 21 South, Range 3 West; thence West and along the North quarter section line a distance of 1161 feet, more or less, to a point on the acquired R/W line (said line between a point that is offset 95 ft. RT and perpendicular to centerline of project at station 94+00 and a point that is offset 125 ft. RT and perpendicular to centerline of project at PT station 96+58.85), which is the point of BEGINNING; thence S 13 deg. 37 min. 10 sec. W and along the acquired R/W line a distance of 143.11 feet to a point on the acquired R/W line (said point offset 95 ft. RT and perpendicular to centerline of project at station 94+00); thence following the curvature thereof an arc distance of 90.39 feet and along the acquired R/W line to a point on the grantor's South property line (said arc having a chord bearing of S 1 deg. 34 min. 13 sec. W, a counterclockwise direction, a chord distance of 90.38 feet and a radius of 1905.00 feet); thence N 87 deg. 32 min. 57 sec. W and along the grantor's said property line a distance of 77.40 feet to a point on the present East R/W line of SR-119; thence following the curvature thereof an arc distance of 338.14 feet and along said present R/W line to a point on said present R/W line (said arc having a chord bearing of N 5 deg. 24 min. 0 sec. E, a clockwise direction, a chord distance of 337.68 feet and a radius of 1869.86 feet); thence N 10 deg. 34 min. 50 sec. E and along said present R/W line a distance of 102.48 feet to a point on the grantor's North property line; thence S 88 deg. 55 min. 10 sec. E and along the grantor's said property line a distance of 107.03 feet to a point on the acquired R/W line (said line offset 125 ft. RT and parallel with centerline of project); thence S 10 deg. 20 min. 42 sec. W and along the acquired R/W line a distance of 110.31 feet to a point on the acquired R/W line (said point offset 125 ft. RT and perpendicular to centerline of project at PT station 96+58.85); thence S 13 deg. 37 min. 10 sec. W and along the acquired R/W line a distance of 103.16 feet to the point and place of BEGINNING, containing 0.952 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  
William R. Justice (JUS001)

Attorney for said Plaintiff

P.O. Box 587

Columbiana, AL 35051

(205) 669-6783