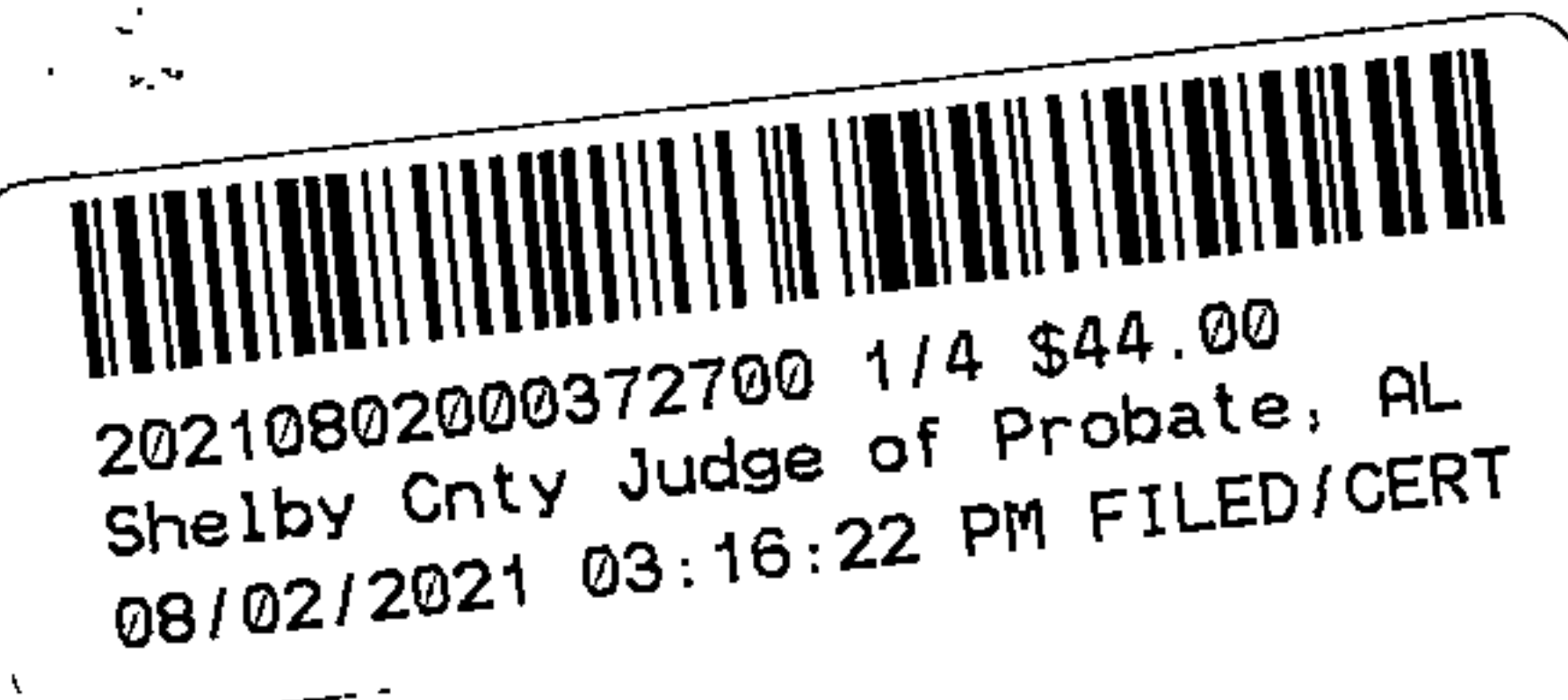


This document prepared by:

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1929 3rd Avenue North
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don_law@bellsouth.net



THE STATE OF ALABAMA

COUNTY OF SHELBY

NOTICE OF LIS PENDENS

NOTICE is hereby given that on the 23rd day of February, 2012, suit was begun by the undersigned, as counsel for Sunny R. Clowdus in the Circuit Court of Shelby County, Alabama, bearing Civil Action No. 58-CV-2012-00090, and that the following is the style of the case and a list of all the parties to said suit:

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

SUNNY R. CLOWDUS,

Plaintiff,

v.

**WARREN K. BAILEY, and Fictitious
Defendants A, B, C, D, E, F, G, H, I, J, K,
L, M, N, O, P, Q, and R,**

Defendants.

CASE NO.: CV 12-90

LIST OF PARTIES

Shelby County, Alabama
112 North Main Street
Columbiana, AL, 35051

William Ratliff
800 Shades Creek Pkwy
Birmingham, AL

Barbara Beckett

1764 Woodbine Drive
Birmingham, AL

Joel Griffin
335 Winding Stair Trail
Leeds, AL

Florine Griffin
335 Winding Stair Trail
Leeds, AL

Stephen Curreri
4055 Milners Crest
Birmingham, AL

Nancy Curreri
4055 Milners Crest
Birmingham, AL

Charles Posey
1841 3rd Place NE
Birmingham, AL

Martha Posey
1841 3rd Place NE
Birmingham, AL 35215

Cynthia C. Morgan
3609 Shandwick Place
Hoover, AL

Buford Pate
5613 Afton Drive
Birmingham, AL

Sarah Pate
5613 Afton Drive
Birmingham, AL

Charles Patterson
731 Winding Stair Trail
Vandiver, AL

Myra Patterson
731 Winding Stair Trail
Vandiver, AL



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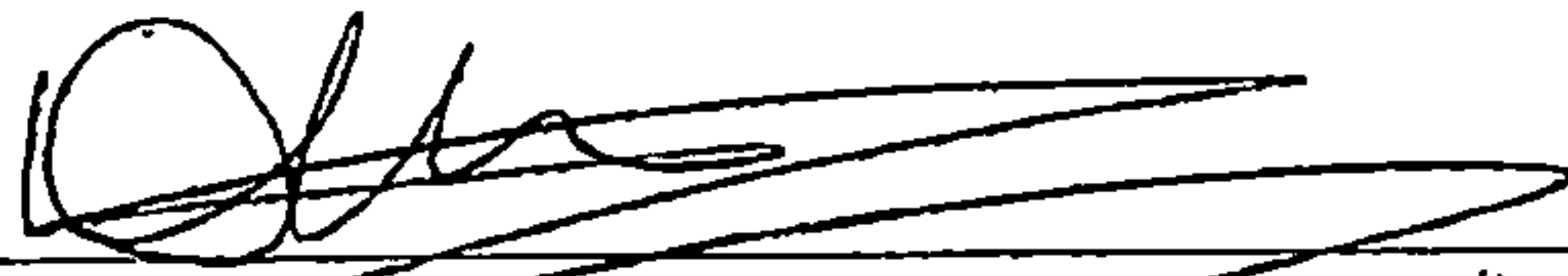
The following described real estate, situated in Shelby County, Alabama, is involved in
this suit:

1. See legal descriptions from Deeds and an Easement document all collectively attached hereto.

Respectfully submitted this 30th day of July, 2021.



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Donald H. Brockway, Jr.
Attorney for Sunny R. Clowdus

Donald H. Brockway, Jr.
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650 Farley Building
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don_law@bellsouth.net

1. See legal descriptions from Deeds and an Easement document all collectively attached hereto.

2. See legal descriptions from Deeds and an Easement document all collectively attached hereto.

BRIDGE EASEMENT

A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, THENCE RUN NORTH 00°28'45" WEST FOR 312.41 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY #41 AND A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 06°38'25" WEST, A RADIAL DISTANCE OF 3,644.27 FEET, THENCE RUN EASTERLY ALONG THE ARC AND SAID ROAD RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 00°57'25", A DISTANCE OF 35.85 FEET; THENCE RUN SOUTH 00°28'45" EAST FOR 324.52 FEET TO A POINT ON THE SOUTH LINE OF SECTION 4 SAID POINT ALSO BEING ON THE NORTH LINE OF SECTION 9; THENCE RUN EAST ALONG SAID SECTION LINE FOR 30 FEET; THENCE RUN SOUTH 00°31'45" EAST FOR 1239.25 FEET; THENCE RUN NORTH 88°32'28" WEST FOR 68.04 FEET TO A POINT ON THE WEST LINE OF SECTION 9; THENCE RUN NORTH 00°31'45" WEST ALONG THE WEST LINE OF SECTION 9 FOR 1329.12 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 00.222 SQUARE FEET OR 2.05 ACRES.

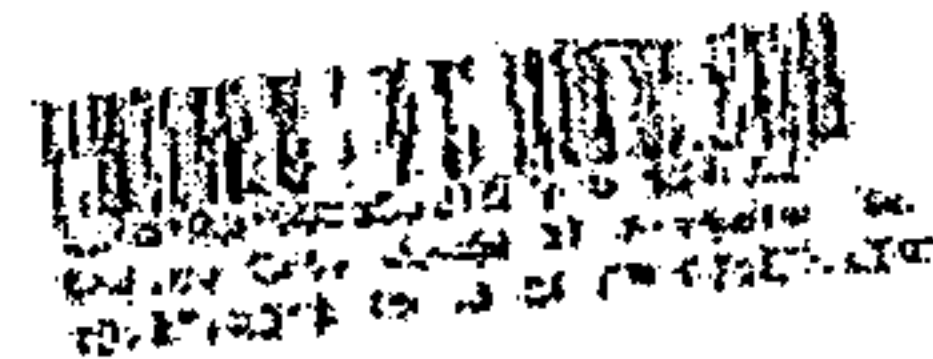


EXHIBIT "A"

EXHIBIT "A"

A tract of land situated to the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

Begin at the Northwest corner of said 1/4 - 1/4 section and thence run South 00°11'45" East along the West line of said 1/4 - 1/4 section for 828.08 feet; thence run South 88°32'25" East for 80.53 feet; thence run North 00°31'47" West for 828.24 feet to a point on the North line of said 1/4 - 1/4 section; thence run North 88°40'33" West along said North line of said 1/4 - 1/4 section for 80.03 feet to the Point of Beginning.

SUBJECT TO:

1. Ad valorem taxes for the year 2008, which are a lien, but not yet due and payable until October 1, 2008.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.
3. Reserved herein is a private non-exclusive easement for ingress and egress to Grantors' adjoining property (that is, the portions of parcel ID #04-2-09-0-000-000,000 and 04-2-09-0-000-000,002 that are not herein conveyed - collectively the "Adjoining Property") which shall inure to the benefit of these Grantors and their successors in interest to the Adjoining Property and give to such owners of the dominant estate in this easement an assumed right of ingress and egress but not any assurance of a quality of ingress and egress. The location of this private non-exclusive easement is shown on the attached Exhibit #1. Any current or future improvement on the subject private non-exclusive easement shall be owned by and exclusively controlled by Grantors or their successors in interest to the property herein conveyed. The installation of any new improvements, placed on the subject private non-exclusive easement by those having a dominant estate therein shall be done only after obtaining the prior written consent of Grantors or his successors in interest. Further, Grantors and their successors in interest acknowledge that Grantors may, at Grantors' election, remove any presently existing improvements in the aforesaid easement area.



This instrument prepared by:
A. Eric Griffin
Attorney at Law
1200 Corporate Drive, Suite 107
Birmingham, AL 35242

STATE OF ALABAMA
SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$10 and other good and valuable consideration in hand paid to Joel L. Griffin, a married person; and Florine H. Griffin, a married person, husband and wife ("Grantees") by Warren K. Bailey, a unmarried person, ("Grantor"), the receipt and sufficiency of which are hereby acknowledged, Grantor do hereby grant, bargain, sell and convey unto Grantees, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 18 South, Range 1 East, thence run South 00°31'47" East along the West line of said 1/4 - 1/4 section for 828.08 feet to the point of beginning; thence continue South 00°31'47" South along the West line of said 1/4 - 1/4 section for 800.04 feet to the Southwest corner of said 1/4 - 1/4 section; thence run South 88°32'25" East along the South line of said 1/4 - 1/4 section for 80.04 feet; thence run North 00°31'45" West for 800.04 feet; thence run North 88°32'25" West for 80.04 feet to the point of beginning.

Said tract of land containing 30,002.87 square feet.

NO TITLE OPINION GIVEN

TO HAVE AND TO HOLD unto Grantees, his heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has caused the present to be executed on this 20th day of October, 2010.

Warren K. Bailey, Jr.
Attorney at Law
1200 Corporate Drive, Suite 107
Birmingham, AL 35242

Joel L. Griffin
Florine H. Griffin



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