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Shelby Cnty Judge of Probate, AL
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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-2021-000808

BABINGTON PROPERTIES, L.P;)
PROTECTIVE LIFE INSURANCE)
COMPANY; MK-MENLO III PROPERTY)
OWNER LLC; MK-MENLO PROPERTY)
OWNER LLC; WALGREEN CO., INC.;)
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 17th day of September, 2021, 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): Babington Properties, L.P., Owner of fee; Protective Life Insurance Company, Mortgagee; MK-Menlo III Property Owner LLC, Tenant; MK-Menlo Property Owner LLC, Landlord under sublease; Walgreen Co., Inc., Tenant; Donald Armstrong, Ad valorem property taxes

Property description: Project No. STPBH-9802(905) Tract No. 16:

Commencing for the Point of Beginning at a point on the south right-of-way of Valleydale Road also being the northwest corner of Lot 1, according to the Collin's Addition to Valleydale, as recorded in Map Book 7, Page 154, in the Probate Office of Shelby County, Alabama; run thence S 12 deg. 59 min. 45 sec. E a distance of 13.17 feet, more or less; run thence along an arc 216.54 feet, more or less, to the left, having a radius of 800.00 feet, the chord of which is S 68 deg. 25 min. 08 sec. W for a distance of 215.88 feet, more or less, at a station of 112+30.00 offset to the right 50.00 feet from the centerline of Valleydale Road; run thence S 10 deg. 04 min. 13 sec. W a distance of 60.99 feet, more or less, at a station of 22+90.00 offset to the right 55.00 feet from the centerline of Caldwell Mill Road; run thence S 42 deg. 02 min. 53 sec. E a distance of 237.84 feet, more or less; run thence S 53 deg. 49 min. 43 sec. W a distance of 45.79 feet, more or less, at a station of 19+50.00 offset to the right 55.00 feet from the centerline of Caldwell Mill Road; run thence N 36 deg. 39 min. 25 sec. W a distance of 225.88 feet, more or less; run thence N 13 deg. 37 min. 38 sec. E a distance of 100.23 feet, more or less; run thence along an arc 212.61 feet, more or less, to the right, having a radius of 787.43 feet, the chord of which is N 68 deg. 36 min. 41 sec. E for a distance of 211.96 feet, more or less, to the Point of Beginning. Containing 0.259 acres, more or less.

Also, two temporary construction easements described as follows:

Commencing at the NW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West; run thence S 89 deg. 25 min. 49 sec. E a distance of 389.63 feet, more or less; run thence N 00 deg. 34 min. 11 sec. E a distance of 204.01 feet, more or less, to the Point of Beginning; run thence S 12 deg. 59 min. 45 sec. E a distance of 15.00 feet, more or less; run thence along an arc 224.67 feet, more or less, to the left, having a radius of 785.00 feet, the chord of which is S 67 deg. 57 min. 30 sec. W for a distance of 223.90 feet, more or less; run thence N 10 deg. 04 min. 13 sec. E a distance of 19.54 feet, more or less; run thence along an arc 216.54 feet, more or less, to the right, having a radius of 800 feet, the chord of which is N 68 deg. 25 min. 08 sec. E for a distance of 215.88 feet, more or less, to the Point of Beginning. Containing 0.076 acres, more or less.

Also, commencing at the NW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West; run thence S 89 deg. 25 min. 49 sec. E a distance of 440.82 feet, more or less; run thence S 00 deg. 34 min. 49 sec. W a distance of 105.20 feet, more or less, to the Point of Beginning; run thence N 53 deg. 38 min. 48 sec. E a distance of 136.04 feet, more or less; run thence S 37 deg. 17 min. 31 sec. E a distance of 10.39 feet, more or less; run thence S 53 deg. 49 min. 43 sec. W a distance of 135.21 feet, more or less; run thence N 42 deg. 02 min. 53 sec. W a distance of 10.01 feet, more or less, to the Point of Beginning. Containing 0.032 acres, more or less.

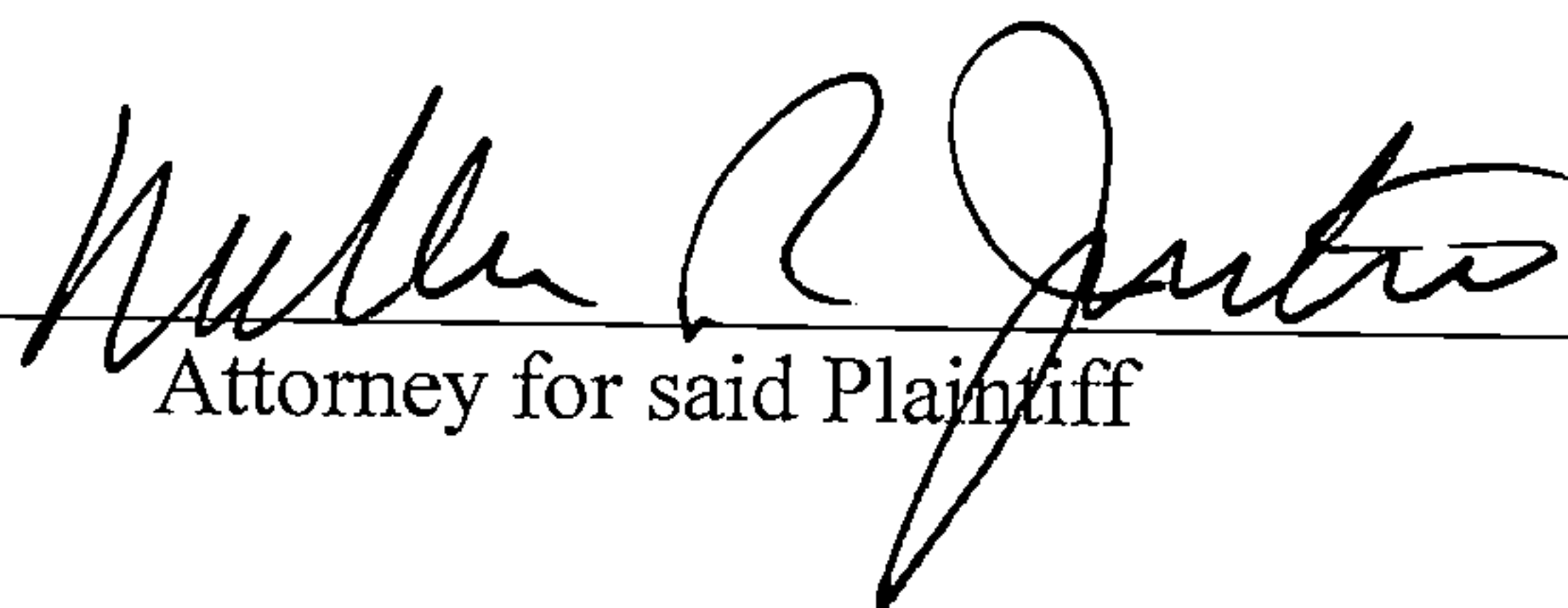


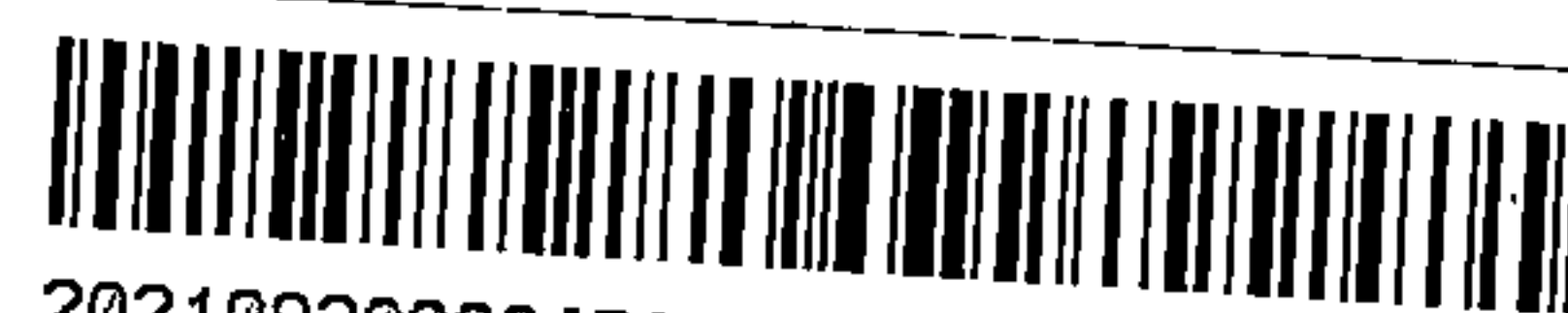
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Description of above property is taken from right of way map of said project on file in the office of engineer for the City of Hoover, Alabama, and in the Office of the Probate Judge of Shelby County, Alabama.

The title of the action and the case number thereof are as hereinabove designated.

SHELBY COUNTY, ALABAMA

By 
Attorney for said Plaintiff



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