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Prepared by and return to:
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Pelham, Alabama 35124

Cross Reference:
Instrument 1996003115600000
Instrument 20200420000152930
Shelby County, Alabama records

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

GUARDIAN TAX AL, LLC,)
)
Plaintiff,)

v.)
)

**HEIRS OF J. ROY WEEKLEY, TERRI)
WEEKLEY, JAY WEEKLEY, JOSH)
WEEKLEY, JAIME PERRY, FOREST)
PARKS, LLC, THE HIGHWAY 43 FOREST)
PARKS RESIDENTIAL ASSOCIATION,)
INC.; LOT 901 ACCORDING TO THE)
SURVEY OF FOREST PARKS – 9TH)
SECTOR, AS RECORDED IN MAP BOOK 24,)
AT PAGE 138 A & B, AND INSTRUMENT NO.)
1998-49151, IN THE PROBATE OFFICE OF)
SHELBY COUNTY, ALABAMA; 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 an undeveloped parcel)
of land on Landale Drive, Chelsea AL, 35147)
(Parcel No. 09 05 21 0 000 001.198); and any)
officer or officers whose omission or error)
should result in the defeat of the underlying tax)
sale, together with the sureties on the official)
bond;)**

Defendant(s).)

Civil Action No.

CV 2022-900154.00

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 an undeveloped parcel of land on Landale Drive, Chelsea AL, 35147 (Parcel No. 09 05 21 0 000 001.198), which is more properly described as follows:

Lot 901 according to the Survey of Forest Parks – 9th Sector, as recorded in Map Book 24, at Page 138 A & B, and Instrument No. 1998-49151, in the Probate Office of Shelby County, Alabama.
Subject To:

1. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Forest Park, 9th Sector, as recorded in Map Book 24, page 138 A & B, in the Probate Office of Shelby County, Alabama.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto including those as recorded in Volume 53, page 262.
3. Easements granted to Alabama Power Company recorded in Volume 236, page 829.
4. Right of way granted to Alabama Power Company, recorded in Volume 139, page 127; Volume 133, page 210; Volume 126, page 191; Volume 126, page 192; Volume 126, page 323 and Volume 124, page 519.
5. Restrictions recorded in Instrument #1998/49152.

Parcel No.: 09 05 21 0 000 001.198

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 17th day of **March 2022**.


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

OF COUNSEL:

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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