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Prepared by and return to:
Jeffrey M. Chapman, Esq.
2163 Highway 31, South, Suite 213
Pelham, Alabama 35124

Cross Reference:
Instrument: 20070629000308200
Instrument: 20220111000012440
Shelby County, Alabama records

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

GUARDIAN TAX AL, LLC,)
)
Plaintiff,)
)
v.)
)
**BEAUMONT VILLAGE, LLC, CREATIVE)
CONCRETE, LLC, SYNOVUS BANK,)
NORTH SHELBY LIBRARY DISTRICT,)
AVHCM BUILDING LLC, ARBOR)
VALLEY DEVELOPMENT, HIGHLAND)
COMMERCIAL MORTGAGE; 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 Parcel No.)
10 1 01 0 001 003.056; any occupant of Parcel)
No. 10 1 01 0 001 003.056, Birmingham AL,)
35242;)
)
Defendant(s).)**

Civil Action No.

CV 2022-900629.00

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

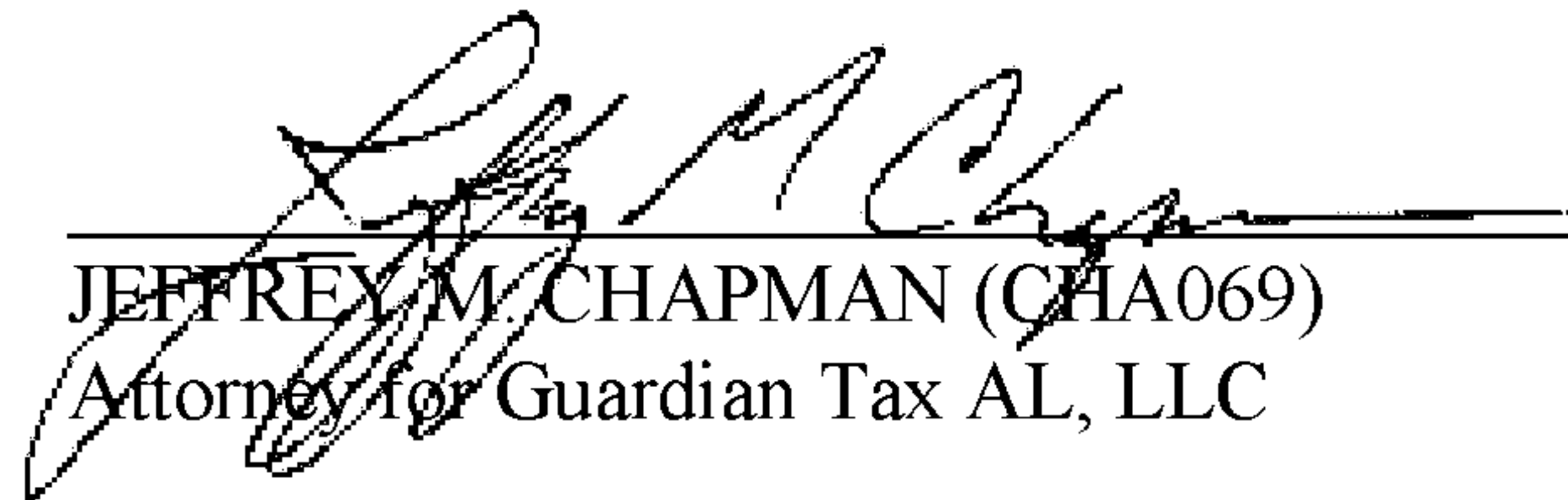
defendant(s) seeking relief in the nature of ejectment and quiet title to the property known as No Situs, Birmingham AL, 35242 (Parcel No. 10 1 01 0 001 003.056), which is more properly described as follows:

See Exhibit A Attached hereto and incorporated herein by reference

Address: No Situs, Birmingham AL, 35242
Parcel No.: 10 1 01 0 001 003.056
PPIN:

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 **10th** day of **October 2022**.



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

OF COUNSEL:

2163 Highway 31, South, Suite 213
Pelham, Alabama 35124
(205) 663-1599

DOCUMENT 3



ELECTRONICALLY FILED
10/10/2022 4:08 PM
58-CV-2022-900629.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

Exhibit A

Part of Lot C1 as shown on the Plat Map for Beaumont Village Phase 3 as recorded at Map Book 42 Page 76 and more fully described as follows:

Legal Description:

Lot C1 according to the survey of Beaumont Phase 3 as recorded in Map Book 38, Page 121, in the office of the Probate Judge of Shelby County, Alabama, being situated in the SW 1/4 of Section 36, Township 18 South, Range 2 West, and the NW 1/4 of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama.

LESS AND EXCEPT the following four parcels:

Parcel 1

A part of Lot C1 according to the survey of Beaumont Phase 3 as recorded in Map Book 38, Page 121, in the office of the Probate Judge of Shelby County, Alabama, being situated in the SW 1/4 of Section 36, Township 18 South, Range 2 West, and the NW 1/4 of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of Lot C1 according to the survey of Beaumont Phase 3 as recorded in Map Book 38, Page 121, in the office of the Probate Judge of Shelby County, Alabama, said point being the Northwest common corner of the intersection of Harrington Street and a un-named alley; thence run along the Southerly boundary of said Lot C1 and the Northerly right-of-way of said un-named alley in a Northwesterly direction a distance of 21.27 feet to the beginning of a curve to the right having a radius of 163.00 feet and a central angle of 7°11'01"; thence continue along said Southerly boundary and said Northerly right-of-way in a Northwesterly direction along the arc of said curve a distance of 20.44 feet; thence run in a Northwesterly direction along said Southerly boundary and said Northerly right-of-way a distance of 75.60 feet to the Point of Beginning; thence leaving said Southerly boundary and said Northerly right-of-way, turn 90°00' to the right and run in a Northeasterly direction a distance of 90.39 feet; thence turn 90°00' to the right and run in a Southeasterly direction a distance of 86.38 feet to a point on the Easterly boundary of said Lot C1 and the Westerly right-of-way of said Harrington Street; thence turn 119°01'06" to the left and run in a Northwesterly direction along said Easterly boundary and said Westerly right-of-way a distance of 12.69 feet; thence turn 8°08'08" to the left and run in a Northwesterly direction along said Easterly boundary and said Westerly right-of-way a distance of 47.52 feet; thence leaving said Easterly boundary and said Westerly right-of-way turn 52°50'43" to the left and run in a Northwesterly direction a distance of 381.19 feet; thence turn 90°00' to the left and run in a Southwesterly direction a distance of 139.14 feet to a point on the Southerly boundary of said Lot C1 and the Northerly right-of-way of said un-named alley; thence turn 90°00' to the left and run in a Southeasterly direction along said Southerly boundary and said Northerly right-of-way a distance of 332.50 feet to the Point of Beginning.

DOCUMENT 3

Parcel 2:

A part of Lot C1 according to the survey of Beaumont Phase 3 as recorded in Map Book 38, Page 121, in the office of the Probate Judge of Shelby County, Alabama, being situated in the SW 1/4 of Section 36, Township 18 South, Range 2 West, and the NW 1/4 of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of Lot C1 according to the survey of Beaumont Phase 3 as recorded in Map Book 38, Page 121, in the office of the Probate Judge of Shelby County, Alabama, said point being the Northwest common corner of the intersection of Herrington Street and a un-named alley; thence run along the Southerly boundary of said Lot C1 and the Northerly right-of-way of said un-named alley in a Northwesterly direction a distance of 21.27 feet to the beginning of a curve to the right having a radius of 163.00 feet and a central angle of 7°11'01"; thence continue along said Southerly boundary and said Northerly right-of-way in a Northwesterly direction along the arc of said curve a distance of 20.44 feet; thence run in a Northwesterly direction along said Southerly boundary and said Northerly right-of-way a distance of 75.60 feet; thence continue on said described course in a Northwesterly direction along said Southerly boundary and said Northerly right-of-way a distance of 332.50 feet, thence leaving said Southerly boundary and said Northerly right-of-way, turn 90°00' to the right and run in a Northeasterly direction a distance of 101.65 feet to the Point of Beginning; thence continue on said described course in a Northeasterly direction a distance of 37.50 feet; thence turn 90°00' to the left and run in a Northwesterly direction a distance of 13.16 feet; thence turn 64°29'15" to the right and run in a Northerly direction a distance of 33.77 feet; thence turn 17°57'15" to the left and run in a Northwesterly direction a distance of 143.01 feet; thence turn 82°33'27" to the left in a Southwesterly direction a distance of 38.78 feet; thence turn 4°24'42" to the left and run in a Southwesterly direction a distance of 47.10 feet; thence turn 23°49'42" to the left and run in a Southwesterly direction a distance of 38.35 feet; thence turn 67°01'25" to the left and run in a Southeasterly direction a distance of 116.53 feet; thence turn 22°00'28" to the left and run in a Southeasterly direction a distance of 28.93 feet; thence turn 47°24'17" to the left and run in a Northeasterly direction a distance of 47.27 feet; thence turn 20°42'00" to the right and run in a Southeasterly direction a distance of 63.00 feet to the Point of Beginning.

Parcel 3:

Legal Description:

A part of Lot C1 according to the survey of Beaumont Phase 3 as recorded in Map Book 38, Page 121, in the office of the Probate Judge of Shelby County, Alabama, being situated in the SW 1/4 of Section 36, Township 18 South, Range 2 West, and the NW 1/4 of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of Lot C1 according to the survey of Beaumont Phase 3 as recorded in Map Book 38, Page 121, in the office of the Probate Judge of Shelby County, Alabama, said point being the Northwest common corner of the intersection of Herrington Street and a un-named alley; thence run along the Southerly boundary of said Lot C1 and the Northerly right-of-way of said un-named alley in a Northwesterly direction a distance of 21.27 feet to the beginning of a curve to the right having a radius of 163.00 feet and a central angle of 7°11'01"; thence continue along said Southerly boundary and said Northerly right-of-way in a Northwesterly direction along the arc of said curve a distance of 20.44 feet; thence run in a Northwesterly direction along said Southerly boundary and said Northerly right-of-way a distance of 75.60 feet; thence continue on said described course in a Northwesterly direction along said Southerly boundary and said Northerly right-of-way a distance of 332.50 feet to the Point of Beginning; thence leaving said Southerly boundary and said Northerly right-of-way, turn 90°00' to the right and run in a Northeasterly direction a distance of 101.65 feet; thence turn 90°00' to the left and run in a Northwesterly direction a distance of 63.00 feet; thence turn 20°42'00" to the left and run in a Westerly direction a distance of 47.27 feet; thence turn 68°04'50" to the left and run in a Southwesterly direction a distance of 84.95 feet; ; thence turn 81°13'10" to the left and run in a Southeasterly direction along the Southerly boundary of said Lot C1 and the Northerly right-of-way of said un-named alley a distance of 109.02 feet to the Point of Beginning.

DOCUMENT 3

Parcel 4:

Legal Description:

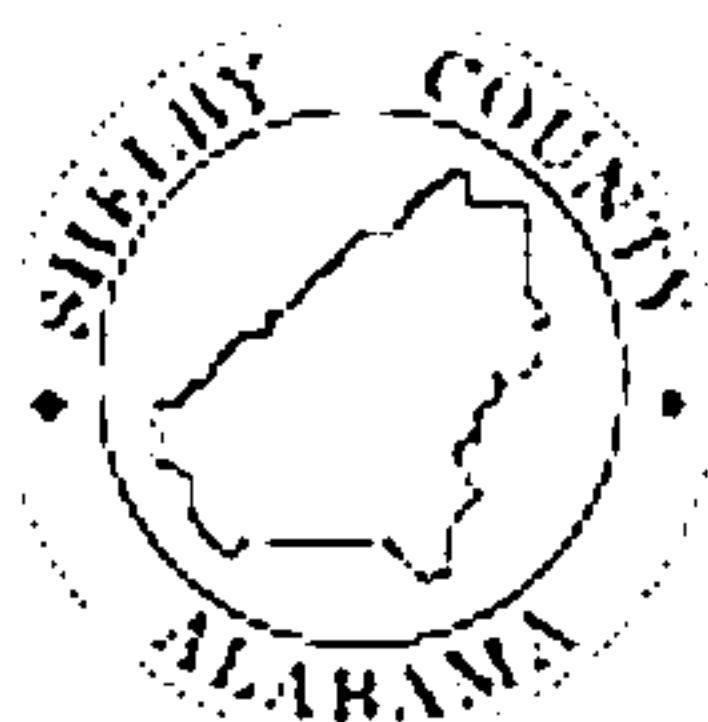
A part of Lot C1 according to the survey of Beaumont Phase 3 as recorded in Map Book 38, Page 121, in the office of the Probate Judge of Shelby County, Alabama, being situated in the NW1/4 of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: BEGIN at the Southeast corner of Lot C1 according to the survey of Beaumont Phase 3 as recorded in Map Book 38, Page 121, in the office of the Probate Judge of Shelby County, Alabama, said point being the Northwest common corner of the intersection of Herrington Street and a un-named alley; thence run along the Southerly boundary of said Lot C1 and the Northerly right-of-way of said un-named alley in a Northwesterly direction a distance of 21.27 feet to a curve to the right having a radius of 163.00 feet and a central angle of 7°11'01"; thence continue along said Southerly boundary and said Northerly right-of-way in a Northwesterly direction along the arc of said curve for a distance of 20.44 feet; thence run in a Northwesterly direction along said Southerly boundary and said Northerly right-of-way for a distance of 75.60 feet; thence turn an interior angle to the left of 90°00'00" and leaving said right-of-way run in a northeasterly direction for a distance of 90.39 feet; thence turn an interior angle to the left 90°00'00" and run in a southeasterly direction for a distance of 86.38 to the westerly right-of-way line of Herrington Street (right-of-way width varies) and to a nontangent curve to the right having a central angle of 02°01'28" and a radius of 488.50 feet; thence turn an interior angle to the left of 119°01'08", as measured to the tangent of said curve, and run in a southerly direction along said right-of-way line and along the arc of said curve for a distance of 17.26 feet to a nontangent curve to the right having a central angle of 15°36'50" and a radius of 275.00 feet, the tangent to said curve forming an interior angle to left of 178°25'29" as measured from the tangent of the previous curve; thence run in a southerly direction along said right-of-way line and along the arc of said curve for a distance of 74.94 feet to the POINT OF BEGINNING.

And also less and except

Condominium Units shown as Unit A and Unit B on the Plat Map recorded at Map Book 42 Page 76

And also Less and Expect

Parcel 1 of Beaumont Lot C1 legally described on Exhibit A to the deed recorded on November 3, 2008, at instrument number 20081103000425350



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/14/2022 08:27:04 AM
\$40.00 JOANN
20221014000389520

Allen S. Bayl