

NOTICE OF LIS PENDENS

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

**THE WATER WORKS BOARD OF THE
TOWN OF CALERA,**

Plaintiff,

v.

CASE NO. PR-2022-1022

BYNUM PROPERTIES, INC.;
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 Water Works Board of the Town of Calera, by its attorney, and files herewith notice to all persons concerned that on the 2nd day of November, 2022, condemnation proceedings were commenced in the Probate Court of Shelby County, Alabama, whereby The Water Works Board of the Town of Calera 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): BYNUM PROPERTIES, INC.

Property taxes: DONALD ARMSTRONG, in his official capacity as Property Tax
Commissioner of Shelby County, Alabama

Property description:



20221103000413730 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
11/03/2022 03:20:40 PM FILED/CERT

Commence at a 3" pipe in place being the Southwest corner of the Northwest one-fourth of the Northwest one-fourth of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama; thence proceed South 87° 57' 54" East along the South boundary of said quarter-quarter section for a distance of 172.77 feet; thence proceed North 00° 06' 21" West for a distance of 254.21 feet to a 1/2" rebar in place (Parks); thence proceed South 89° 02' 14" East for a distance of 197.84 feet (set 1/2" rebar CA-0114-LS), said point being the point of beginning. From this beginning point proceed North 00° 57' 46" East for a distance of 200.00 feet (set 1/2" rebar CA-0114-LS); thence proceed South 89° 02' 14" East for a distance of 216.78 feet (set 1/2" rebar CA-0114-LS); thence proceed North 28° 39' 14" West for a distance of 71.77 feet; thence proceed North 25° 13' 17" West for a distance of 96.51 feet; thence proceed North 16° 21' 22" West for a distance of 45.81 feet; thence proceed North 10° 04' 10" West for a distance of 122.79 feet to a point on the Southerly right-of-way of Smokey Road; thence proceed South 80° 44' 59" East along the Southerly right-of-way of said Smokey Road for a distance of 42.39 feet; thence proceed South 10° 04' 10" East for a distance of 106.89 feet; thence proceed South 16° 21' 30" East for a distance of 39.91 feet; thence proceed South 25° 13' 00" East for a distance of 92.55 feet; thence proceed South 25° 50' 36" East for a distance of 84.03 feet; thence proceed South 28° 29' 29" East for a distance of 227.17 feet; thence proceed South 61° 45' 37" West for a distance of 4.25 feet; thence proceed South 28° 06' 57" East for a distance of 303.25 feet to a point on the South boundary of said quarter-quarter section; thence proceed North 88° 40' 48" West along the South boundary of said quarter-quarter section for a distance of 14.64 feet; thence proceed North 28° 06' 56" West for a distance of 296.06 feet to a T-post in place; thence proceed North 89° 02' 14" West for a distance of 351.45 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama and contains 1.83 acres.

Description of above property is taken from a survey on file in the office of The Water Works Board of the Town of Calera 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.

THE WATER WORKS BOARD OF THE TOWN OF
CALERA

By William R. Justice
Attorney for said Plaintiff

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