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Shelby Cnty Judge of Probate, AL
11/01/2023 03:26:12 PM FILED/CERT

NOTICE OF LIS PENDENS

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

STATE OF ALABAMA,

Plaintiff,

v.

**RAYMOND L. PHARO, JR.,
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.

CASE NO. PR-2023-001035

Comes now the State of Alabama, by its attorney, and files herewith notice to all persons concerned that on the 31st day of October, 2023, condemnation proceedings were commenced in the Probate Court of Shelby County, Alabama, whereby said State of 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): Raymond L. Pharo, Jr., owner of in fee; Donald Armstrong,
Property Tax Commissioner

Property description:

A part of the SW $\frac{1}{4}$ - SW $\frac{1}{4}$, Section 36, Township 19 South, Range 3 West, identified as Tract No. 30 on Project No. RP-7112(003) in Shelby County, Alabama and being more fully described as follows:



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Parcel 1 of 1:

Commence at a found capped rebar stamped Arrington marking the Southwest corner of Section 36, Township 19 South, Range 3 West; thence run east along the south line of said section for a distance of 462.27 feet, more or less, to a point on the east present R/W line of SR 261; thence run northerly along said present R/W line for a distance of 890.25 feet, more or less, to a point on the west acquired R/W line of SR 261 (said point perpendicular to centerline of project at station 221+00.00 RT); thence continue northerly along the acquired R/W line for a distance 170.96 feet, more or less, to a point on the grantor's south property line and being the POINT OF BEGINNING; thence run South 86 degrees 05 minutes 12 seconds West along the grantor's south property line for a distance of 42.32 feet to a point on the east present R/W line of SR 261; thence run North 16 degrees 08 minutes 41 seconds East along said present R/W line for a distance of 102.23 feet to a point on said present R/W line; thence run North 13 degrees 16 minutes 06 seconds East along said present R/W line for a distance of 138.00 feet to a point on the grantor's north property line; thence run South 66 degrees 41 minutes 40 seconds East along the grantor's north property line for a distance of 48.66 feet to a point on the acquired R/W line (said point offset 65.00 feet right and perpendicular to centerline of project at PT station 224+69.16); thence run along the acquired R/W line and the arc of curve, said curve being a clockwise curve having a radius of 1496.23 feet, a delta angle of 08 degrees 24 minutes 44 seconds, a chord bearing of South 16 degrees 33 minutes 48 seconds West, and a chord distance of 219.48 feet, for a distance of 219.68 feet to the POINT OF BEGINNING; said parcel contains 0.238 acre(s) more or less.

Description of above property is taken from right of way map of said project on file in the office of State of Alabama Department of Transportation 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.

STATE OF ALABAMA

By


J. Bentley Owens, III (OWE004)

Attorney for said Plaintiff

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