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

Cross Reference:
Deed Book:304 Page: 137
Shelby County, Alabama records

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

GUARDIAN TAX AL, LLC,)
)
Plaintiff,)
)
v.)
)
ESTATE OF CLARA B. CHAMPION,)
STATE OF ALABAMA DEPARTMENT OF)
REVENUE, JAMES R. LOGAN, individually)
and as Personal Representative of the Estate)
of CLARA B. CHAMPION,)
JEFFERY S.CHAMPION, DON)
ARMSTRONG, only inhis official capacity)
as PROPERTY TAXCOMMISSIONER)
OF SHELBY COUNTY,)
ALABAMA;)
Defendant(s))

Civil Action No.

CV 2023-900826.00

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 to foreclose on the Defendants' right to redeem and to quiet title to the

property known as 3526 Westover Road, Sterrett, AL 35147, (Parcel No. 08-5-22-0-001-040.000) (the "Property"), which is more properly described as follows:

From the SE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 22, Township 19 South, Range 1 East, run West along the south boundary of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 288.61 feet; thence right 90 deg. 16 min. a distance of 12.31 feet to the point of beginning; thence continue a distance of 219.01 feet; thence left 95 deg. 23 min. a distance of 199.76 feet; thence left 83 deg. 57 min. a distance of 264.49 feet; thence left 107 deg. 21 min. along the north R/O/W line of U.S. Highway 280 a distance of 143.98 feet; thence left 2 deg. 52 min. still along the R/O/W line of U.S. Highway 280 a distance of 68.00 feet to the point of beginning.

Address: 3526 Westover Road, Sterrett, AL 35147
Parcel No.: 08-5-22-0-001-040.000

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 6th day of **November 2023**.


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

OF COUNSEL:

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



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