

# NOTICE OF LIS PENDENS

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

STATE OF ALABAMA,

Plaintiff,

v.

ALPHA EXTREME CHEER, LLC,  
PEOPLES INDEPENDENT BANK;  
CENTRAL STATE BANK; 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- 001156



20231218000363390 1/2 \$30.00  
Shelby Cnty Judge of Probate, AL  
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Comes now the State of Alabama, by its attorney, and files herewith notice to all persons concerned that on the 15th day of December, 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):

Alpha Extreme Cheer, LLC, Owner of interest in fee; Peoples Independent Bank, Mortgagee; Central State Bank, Mortgagee; Donald Armstrong, Property Tax Commissioner

Property description:

A part of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 2, Township 20 South, Range 3 West, identified as Tract No. 2 on Project No. RP-CRSABH-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 3 inch capped pipe marking the Southeast corner of the Southwest one-quarter of the Southeast one-quarter of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama; thence run westerly along said quarter-quarter section line for a distance of 1159.08 feet, more or less, to a point on the east acquired R/W line of SR 261, (said line offset 65.00 feet RT and parallel to centerline of project); thence run northeasterly along said acquired R/W line for a distance of 480.11 feet, more or less, to a point on the acquired R/W line, (said point also on the grantor's property line) and marking the POINT OF BEGINNING; thence run North 64 degrees 23 minutes 59 seconds West along the grantor's south property line for a distance of 27.39 feet to a point on the east present R/W line of SR 261; thence run North 25 degrees 58 minutes 24 seconds East along said present R/W line for a distance of 413.62 feet to a point on said present R/W line; thence run North 23 degrees 29 minutes 24 seconds East along said present R/W line for a distance of 197.34 feet to a point on said present R/W line and taper to Bearden Road; thence run North 85 degrees 09 minutes 49 seconds East along said present R/W taper for a distance of 32.32 feet to a point on the east acquired R/W line of SR 261, (said point offset 85.00 feet RT and perpendicular to centerline of project at station 162+75.73); thence run South 22 degrees 41 minutes 23 seconds West along said acquired R/W line for a distance of 302.63 feet to a point on said acquired R/W line, (said point offset 85.00 feet RT and perpendicular to centerline of project at PT station 159+73.10); thence run South 29 degrees 56 minutes 49 seconds West along said acquired R/W line for a distance of 176.17 feet to a point on said acquired R/W line, (said point offset 65.00 feet RT and perpendicular to centerline of project at station 158+00.00); thence run along said acquired R/W line and the arc of a curve, said curve being a curve to the right having a radius of 6775.00 feet, a delta angle of 01 degrees 15 minutes 46 seconds, a chord bearing of South 24 degrees 47 minutes 57 seconds West, and a chord length of 149.30 feet for a distance of 149.31 feet to the POINT OF BEGINNING; said parcel contains 0.423 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

P.O. Box 587

Columbiana, AL 35051

(205) 669-6783

bowens@wefhlaw.com