



20240105000005640 1/2 \$28.00
Shelby Cnty Judge of Probate, AL
01/05/2024 03:42:54 PM FILED/CERT

NOTICE OF LIS PENDENS

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

STATE OF ALABAMA,)	
)	
Plaintiff,)	
)	
v.)	CASE NO. PR-2024- <u>000016</u>
)	
LATANISHIA WATTERS HUNTER;)	
WILLIAM HUNTER, III; RENASANT)	
BANK; MORTGAGE ELECTRONIC)	
REGISTRATION SYSTEMS, INC.;)	
DONALD ARMSTRONG, in his official)	
capacity as Property Tax Commissioner of)	
Shelby County, Alabama; BLANK)	
COMPANY, 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 State of Alabama, by its attorney, and files herewith notice to all persons concerned that on the 5th day of January, 2024, 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:

<u>Property Owner(s):</u>	Latanishia Watters Hunter, Owner of interest in fee; William Hunter, III, Homestead interest; Renasant Bank, Lender; Mortgage Electronic Registration Systems, Inc., Mortgagee; Donald Armstrong, Property Tax Commissioner
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Property description:



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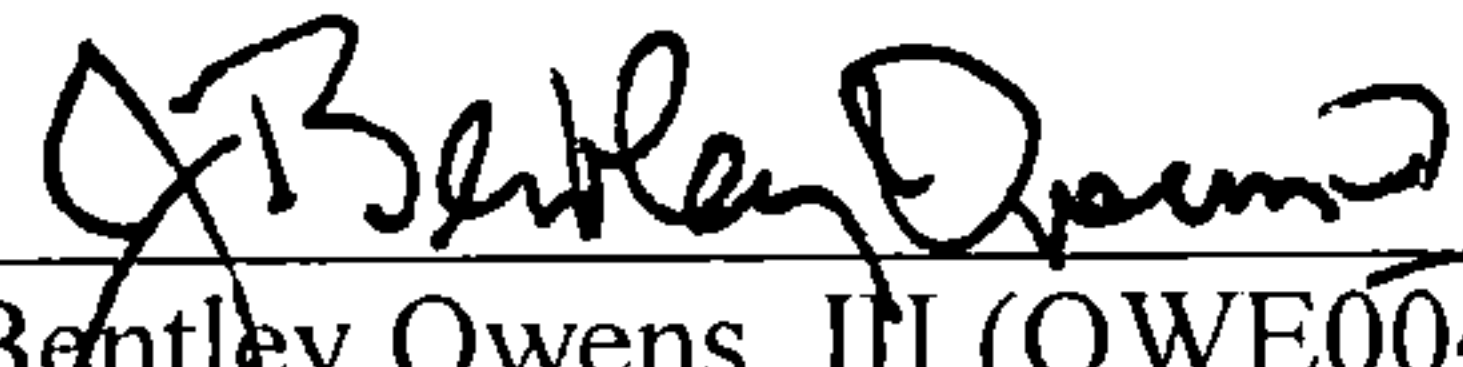
A part of the SE ¼ - NE ¼, Section 2, Township 20 South, Range 3 West, identified as Tract No. 9 on Project No. RP-CRSABH-7112(003) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence at the Southwest corner of the Southwest one-quarter of the Northeast one-quarter of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama; thence run east along the south line of said Northeast one-quarter section for a distance of 1235.03 feet, more or less, to a point on the west acquired R/W line of SR 261, (said point offset 55.00 feet LT and perpendicular to centerline of project at station 179+86.44); thence run northerly along said acquired R/W line for a distance of 486.66 feet, more or less, to a point on the acquired R/W line, point also being on the grantor's property line and being the POINT OF BEGINNING; thence run North 31 degrees 53 minutes 51 seconds East along acquired R/W line for a distance of 57.35 feet to a point on the grantor's northeast property line; thence run South 32 degrees 36 minutes 00 seconds East along the grantor's northeast property line for a distance of 59.54 feet to a point on the west present R/W line of SR 261 and the grantor's south property line; thence run North 88 degrees 39 minutes 08 seconds West along the grantor's south property line for a distance of 62.40 feet to the POINT OF BEGINNING; said parcel contains 0.035 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 
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