



20240212000034140 1/3 \$28.00  
Shelby Cnty Judge of Probate, AL  
02/12/2024 10:23:19 AM FILED/CERT

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

URIEL AGUIRRE TOLEDO,

Plaintiff,

v.

Case No.:

THE FOLLOWING DESCRIBED PROPERTY: )  
BEG INTER W LN E1/2 SE1/4 & S ROW )  
HWY #11 NE 271.88 TO POB CONT NE65.75 )  
MEANDER SELY 210.34 E190.74 CURVE )  
SLY144.68 NW50(S) S15(S) NW220.53 )  
CURVE NLY218.49 TO POB LES ACQ ROW )  
HWY 51 PROJECT STPBA 7132 003 )  
Said property having a parcel ID# )  
14-4-19-4-000-007.002 )

Personally against WEATHERLY )  
INVESTMENT PARTNERSHIP, an Alabama )  
General Partnership, DON ARMSTRONG, )  
in his capacity as Tax Collector, and all of )  
their heirs, assigns, successors, and )  
beneficiaries, whose addresses are )  
unknown to the Plaintiff, )  
and any and all unknown parties, including )  
any persons claiming any interest therein, )  
or who may claim any interest in the )  
above-described property, )

Defendants. )

NOTICE OF LIS PENDENS

Pursuant to Code of Alabama §35-4-131, notice is hereby given that the action titled above  
has been commenced and is pending in the Court named above. As to the following real property  
located in Shelby County, Alabama, described as follows:

BEG INTER W LN E1/2 SE1/4 & S ROW HWY #11 NE 271.88 TO POB CONT NE65.75 MEANDER  
SELY 210.34 E190.74 CURVE SLY144.68 NW50(S) S15(S) NW220.53 CURVE NLY218.49 TO POB  
LES ACQ ROW HWY 51 PROJECT STPBA 7132 003

Said property is also described as:



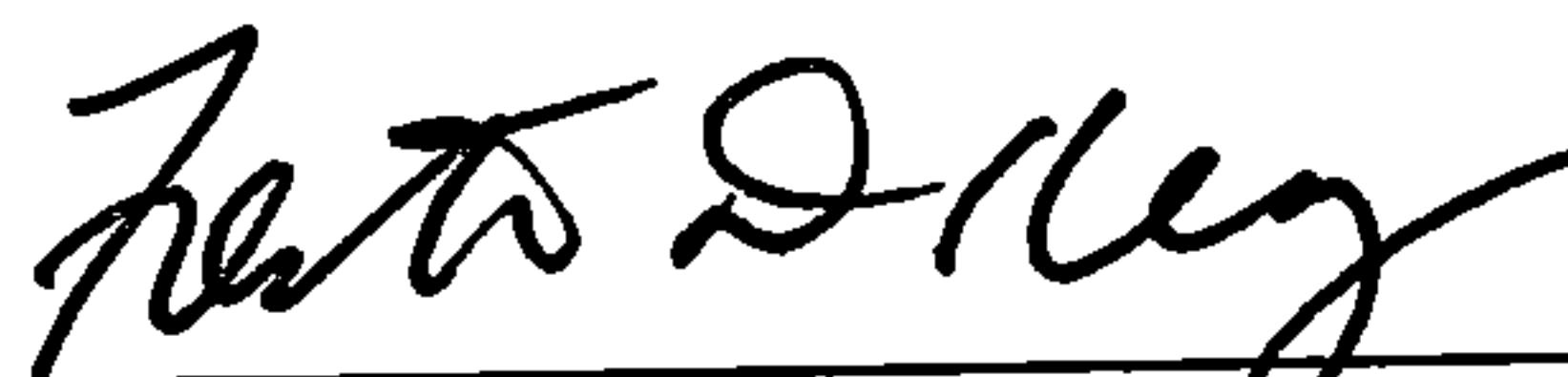
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COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN N 00-45'06"W, ALONG THE EAST LINE OF SAID 1/4-1/4 FOR 492.30'; THENCE RUN N 72-07'24" W FOR 880.92' TO A CAP REBAR, AND THE POINT OF BEGINNING; THENCE RUN S 29-55'34"W FOR 33.27' TO A CAP REBAR; THENCE RUN N 72-37'27"W FOR 298.89' TO A CAP REBAR; THENCE RUN N 27-10'59" W FOR 31.40' TO A 1/2" REBAR; THENCE RUN N 10-22'37" W FOR 68.74' TO A CAP REBAR SITUATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NUMBER 11; THENCE RUN N 35-37'03" E, ALONG SAID RIGHT OF WAY LINE FOR 103.26' TO A CAP REBAR, SITUATED ON A CURVE TO THE RIGHT, HAVING A CHORD BEARING OF S 01-48'25" W, A CHORD OF 65.63', A CENTRAL ANGLE OF 34-35'30", A RADIUS OF 110.37'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 66.63' TO THE END OF SAID CURVE AND THE POINT OF BEGINNING OF A CURVE TO THE LEFT, HAVING A CHORD BEARING OF S 32-23'10" E, A CHORD OF 78.47', A CENTRAL ANGLE OF 81-40'42", A RADIUS OF 60.00'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 85.53' TO A CAP REBAR AND THE END OF SAID CURVE; THENCE RUN S 72-07'11" E FOR 189.90' TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, HAVING A CHORD BEARING OF N 86-42'31" E, A CHORD OF 18.22', A CENTRAL ANGLE OF 42-44'12", A RADIUS OF 25.00'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 18.65' TO THE END OF SAID CURVE AND THE POINT OF BEGINNING OF A CURVE TO THE RIGHT HAVING A CHORD BEARING OF S 42-12'16" E, A CHORD OF 96.33', A CENTRAL ANGLE OF 148-51'13", A RADIUS OF 50.00'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 129.90' TO THE END OF SAID CURVE, AND THE POINT OF BEGINNING, CONTAINING 30960 SQUARE FEET.

Said property having a parcel ID#14-4-19-4-000-007.002

Notice is further given that the object of the above styled action is to foreclose the Defendants' right of redemption and quiet title to the Property.

Date: 2/9/2024

  
FOSTER D. KEY (KEY013)  
Counsel for Plaintiff

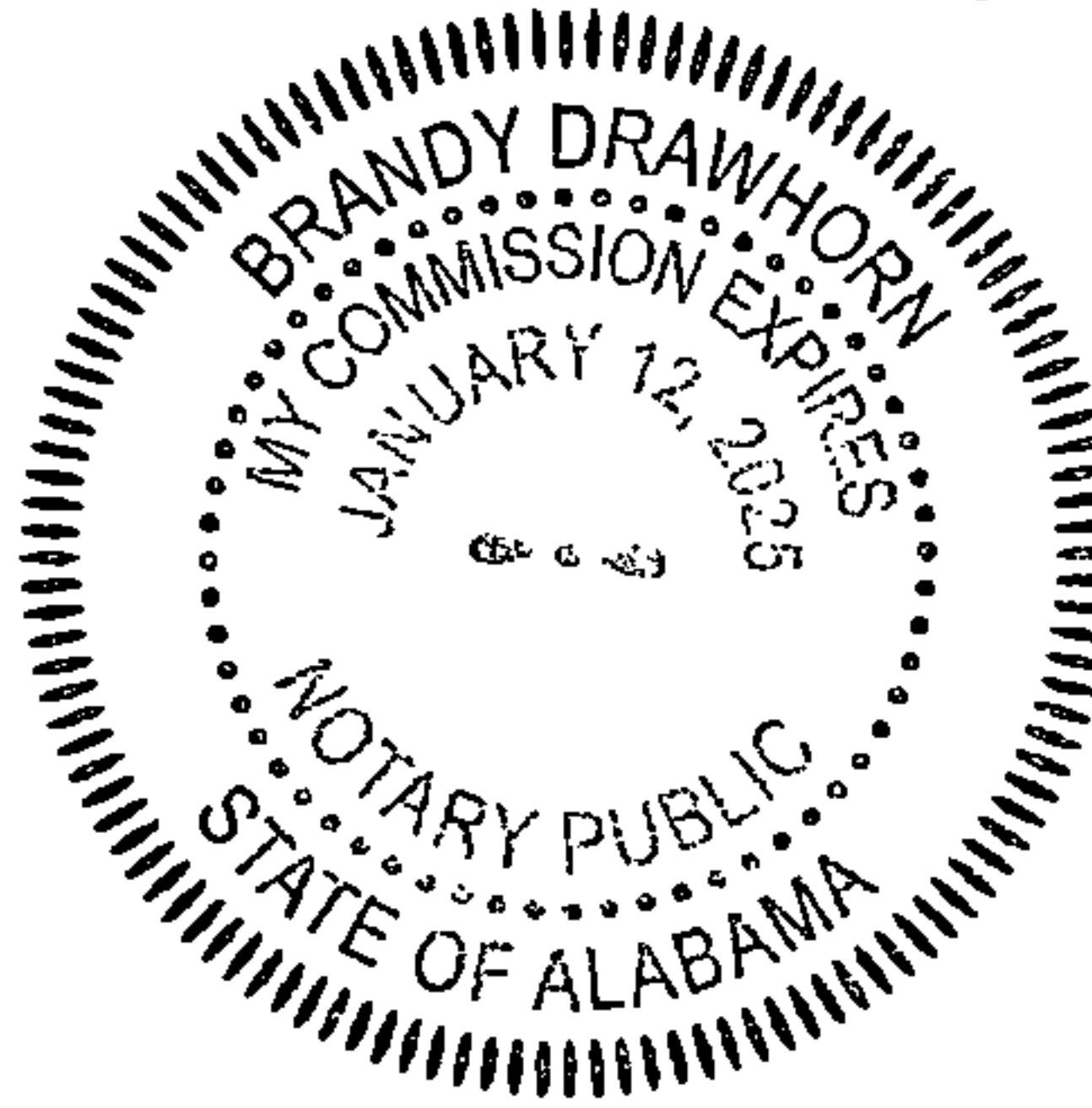
STATE OF ALABAMA  
COUNTY OF SHELBY


Subscribed and sworn to before me this the 9<sup>th</sup> day of February, 2024, by Foster D. Key, who personally appeared before me and is known to me to be the person described in and who executed the foregoing Notice of Lis Pendens and acknowledged that he/she executed the same as his/her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my official hand and seal the day and year above written.

Brandy Drawhorn  
NOTARY PUBLIC  
My Commission Expires: 1/12/2025

This instrument was prepared by:  
Foster D. Key, Attorney-at-Law  
2163 Highway 31 South, Suite 102  
Pelham, Alabama 35124  
Telephone: 205-987-2211  
Facsimile: 205-403-3491



  
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