



NOTICE OF LIS PENDENS

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

STATE OF ALABAMA,

Plaintiff,

v.

CASE NO. PR-2024- 000206

KAUSHIK ROJANI; NAZLEEN GILANI;
ALTAF SOMANI; BANK OF ENGLAND;
PENNYMAC LOAN SERVICES, LLC;
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 4th day of March, 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:

Property Owner(s):

Kaushik Rojani, Owner of interest in fee; Nazleen Gilani, Owner of interest in fee; Altaf Somani, Owner of interest in fee; Bank of England, Lender; PennyMac Loan Services, LLC, Lender/Servicer; Mortgage Electronic Registration Systems, Inc., Mortgagee; Donald Armstrong, Property Tax Commissioner



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Shelby Cnty Judge of Probate, AL
03/05/2024 08:52:26 AM FILED/CERT

Property description:


A part of the SE $\frac{1}{4}$ - NE $\frac{1}{4}$, Section 2, Township 20 South, Range 3 West, identified as Tract No. 16 on Project No. RP-7112(003) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence at the Northeast corner of the Southeast one-quarter of the Northeast one-quarter of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama; thence run West along the North quarter section line for a distance of 380.81 feet, more-or less to a point on the acquired R/W line, (said line between a point tied to the Northeast present R/W curve to SR-261 at station 196+05.00 and a point being offset 60.00 feet RT and perpendicular to centerline of project at PC Station 196+43.07) (point also on the grantor's North property line) and marking the POINT OF BEGINNING; thence run South 24 degrees 42 minutes 25 seconds West along the acquired R/W line for a distance of 30.95 feet to a point on the Northeast present R/W curve to SR 261, (said point perpendicular to centerline of project at station 196+05.00 RT); thence run along said present R/W curve, said curve being a clockwise curve having a radius of 39.69 feet, a delta angle of 42 degrees 27 minutes 29 seconds, a chord bearing of North 12 degrees 13 minutes 07 seconds East, and a chord length of 28.75 feet, for a distance of 29.41 feet to a point on the grantor's North property line; thence run North 89 degrees 48 minutes 26 seconds East along the grantor's North property line for a distance of 6.85 feet to the POINT OF BEGINNING; said parcel contains 0.003 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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