

**NOTICE OF LIS PENDENS**

**IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA**

**STATE OF ALABAMA,**

**Plaintiff,**

**v.**

**CASE NO. PR-2024- 000277**

**SHANE JONES PROPERTIES, LLC;**

**FIRST BANK OF ALABAMA;**

**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.**

Comes now the State of Alabama, by its attorney, and files herewith notice to all persons concerned that on the 13th 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):

Shane Jones Properties, LLC, Owner of fee; First Bank of Alabama, Mortgagee; Donald Armstrong, Property Tax Commissioner

Property description:

A part of the NW<sup>1</sup>/<sub>4</sub> -NW<sup>1</sup>/<sub>4</sub>, Section 1, Township 20 South, Range 3 West and part



20240313000068560 2/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
03/13/2024 02:09:00 PM FILED/CERT

of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 36, Township 19 South, Range 3 West, identified as Tract No. 25 on Project No. RP-CRSABH-7112(003) in Shelby County, Alabama, and being more fully described as follows:

Parcel 1 of 1:

Commence at a found capped rebar stamped Arrington marking the Northwest corner of Section 1, Township 20 South, Range 3 West; thence run easterly along the north line of said section for a distance of 152.60 feet, more or less, to a point on the north present R/W line of Beaver Creek Parkway; thence run southeasterly along said present R/W line for a distance of 74.42 feet; more or less, to a point on the acquired R/W line of SR 261 and marking the POINT OF BEGINNING, (said point offset 70.00 feet LT and perpendicular to centerline of project); thence run along said acquired R/W line and arc of curve, said curve being a clockwise curve having radius of 1720.00 feet, a central angle of 03 Degrees 37 Minutes 06 Seconds, a chord bearing of North 45 Degrees 31 Minutes 08 Seconds East, a chord length of 108.60 feet, for a distance of 108.62 feet to a point on said acquired R/W line, (said point offset 70.00 feet LT and perpendicular to centerline of project at station 211+00.00); thence run North 42 Degrees 40 Minutes 19 Seconds West along said acquired R/W line for a distance of 40.00 feet to a point on said acquired R/W line, (said point offset 110.00 feet LT and perpendicular to centerline of project at station 211+00.00); thence run North 47 Degrees 44 Minutes 41 Seconds East along said acquired R/W line for a distance of 70.94 feet to a point on said acquired R/W line, (said point offset 110.00 feet LT and perpendicular to centerline of project at station 211+70.00); thence run North 81 Degrees 32 Minutes 24 Seconds East along said acquired R/W line for a distance of 36.07 feet to a point on said acquired R/W line, (said point offset 90.00 feet LT and perpendicular to centerline of project at station 212+00.00); thence run North 57 Degrees 16 Minutes 44 Seconds East along said acquired R/W line for a distance of 152.07 feet to a point on said acquired R/W line, (said point offset 65.00 feet LT and perpendicular to centerline of project at station 213+50.00); thence run North 47 Degrees 49 Minutes 00 Seconds East along said acquired R/W line for a distance of 78.48 feet to a point on the grantor's North property line; thence run South 88 Degrees 29 Minutes 43 Seconds East along the grantor's north property line for a distance of 59.87 feet to a point on the west present R/W line of SR 261; thence run South 47 Degrees 30 Minutes 35 Seconds West along said present R/W line for a distance of 455.05 feet to a point on said present R/W line; thence run along said present R/W line and arc of curve, said curve being a clockwise curve having radius of 25.00 feet, a central angle of 88 Degrees 15 Minutes 33 Seconds, a chord bearing of North 88 Degrees 21 Minutes 38 Seconds West, a chord length of 34.81 feet, for a distance of 38.51 feet to a point on the north present R/W line of Beaver Creek Parkway; thence run North 44 Degrees 13 Minutes 52 Seconds West along said present R/W line for a distance of 20.28 feet to the POINT OF BEGINNING; said parcel contains 0.595 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





20240313000068560 3/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
03/13/2024 02:09:00 PM FILED/CERT

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  
J. Bentley Owens, III (OWE004)  
Attorney for said Plaintiff  
P.O. Box 587  
Columbiana, AL 35051  
(205) 669-6783  
bowens@wefhlaw.com