

NOTICE OF LIS PENDENS

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

STATE OF ALABAMA,	)	
	)	
Plaintiff,	)	
	)	
v.	)	CASE NO. PR-2024- <u>000429</u>
	)	
NEW MARKET-SOUTHGATE LLC;	)	
UNUM LIFE INSURANCE COMPANY	)	
OF AMERICA; PUBLIX ALABAMA, LLC;	)	
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 16th day of April, 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>	New Market-Southgate, LLC, Owner of interest in fee; Unum Life Insurance Company of America, Mortgagee; Publix Alabama, LLC, Lessee; Donald Armstrong, Property Tax Commissioner
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Property description:

A part of the SE¼ - SE¼, Section 25, Township 19 South, Range 3 West, identified



20240417000111290 2/2 \$27.00
Shelby Cnty Judge of Probate, AL
04/17/2024 10:12:24 AM FILED/CERT

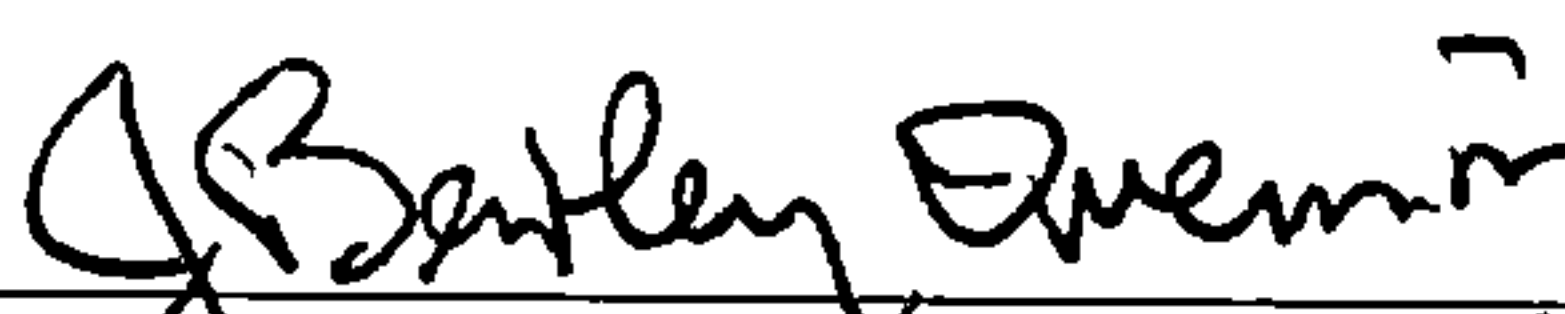
as Tract No. 70 on Project No. RP-7112(003) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence at a found 5/8 inch rebar marking the North corner of a parcel recorded in Instrument number 201000329000092120; thence run Southeasterly along the Northeast line of said parcel for a distance of 95.89 feet, more or less, to a point on the North acquired R/W line of SR 261 and being the POINT OF BEGINNING, (said line offset 70.00 feet LT and parallel to centerline of project); thence run along the acquired R/W line and the arc of a curve, said curve being a clockwise curve having a radius of 1460.00 feet, a delta angle of 02 degrees 02 minutes 47 seconds, a chord bearing of North 57 degrees 42 minutes 30 seconds East, and a chord length of 52.14 feet, for a distance of 52.15 feet to a point on the acquired R/W line, (said point offset 70.00 feet LT and perpendicular to centerline of project at station 284+40.00); thence run South 77 degrees 22 minutes 16 seconds East along the acquired R/W line for a distance of 14.48 feet to a point on the acquired R/W line, (said point offset 60.00 feet LT and perpendicular to centerline of project at station 284+50.00); thence run along the acquired R/W line and the arc of a curve, said curve being a clockwise curve having a radius of 1450.00 feet, a delta angle of 04 degrees 45 minutes 59 seconds, a chord bearing of North 61 degrees 31 minutes 38 seconds East, and a chord length of 120.59 feet, for a distance of 120.63 feet to a point on the North present R/W line of SR 261; thence run South 29 degrees 49 minutes 25 seconds West along said present R/W line of SR 261 for a distance of 65.92 feet to a point on said present R/W line; thence run South 59 degrees 26 minutes 51 seconds West along said present R/W line for a distance of 122.63 feet to a point on the grantor's Southwest property line; thence run North 34 degrees 39 minutes 32 seconds West along the grantor's Southwest property line for a distance of 45.40 feet to the POINT OF BEGINNING; said parcel contains 0.141 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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