

# **NOTICE OF LIS PENDENS**

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

STATE OF ALABAMA,

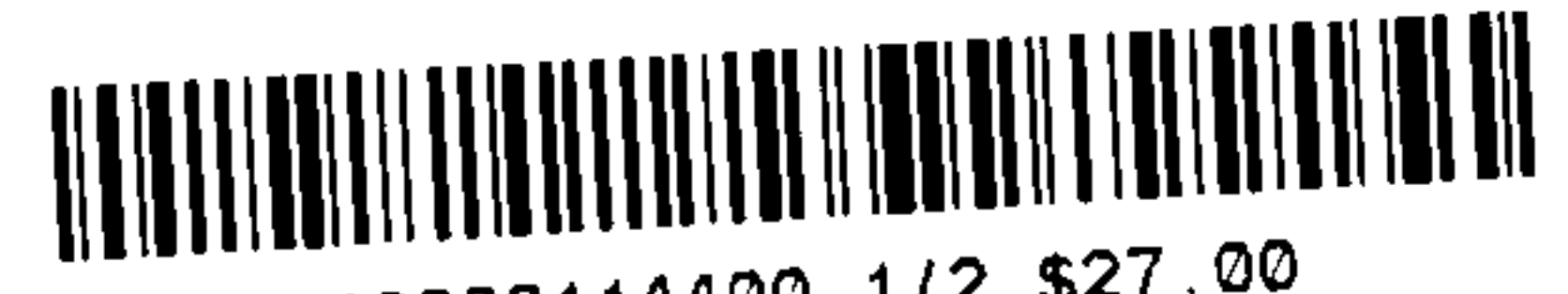
Plaintiff,

v.

DONNA JEAN SIGRIST; FIRSTBANK;  
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.

CASE NO. PR-2024- 443

  
20240419000114400 1/2 \$27.00  
Shelby Cnty Judge of Probate, AL  
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Comes now the State of Alabama, by its attorney, and files herewith notice to all persons concerned that on the 19th 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:

Property Owner(s): Donna Jean Sigrist, Owner of interest in fee; FirstBank, Lender; Mortgage Electronic Registration Systems, Inc., Mortgagee; Donald Armstrong, Property Tax Commissioner

Property description:

A part of the NE ¼ - NE ¼, Section 2, Township 20 South, Range 3 West, identified as Tract No. 14 on Project No. RP-7112(003) in Shelby County, Alabama and being

more fully described as follows:

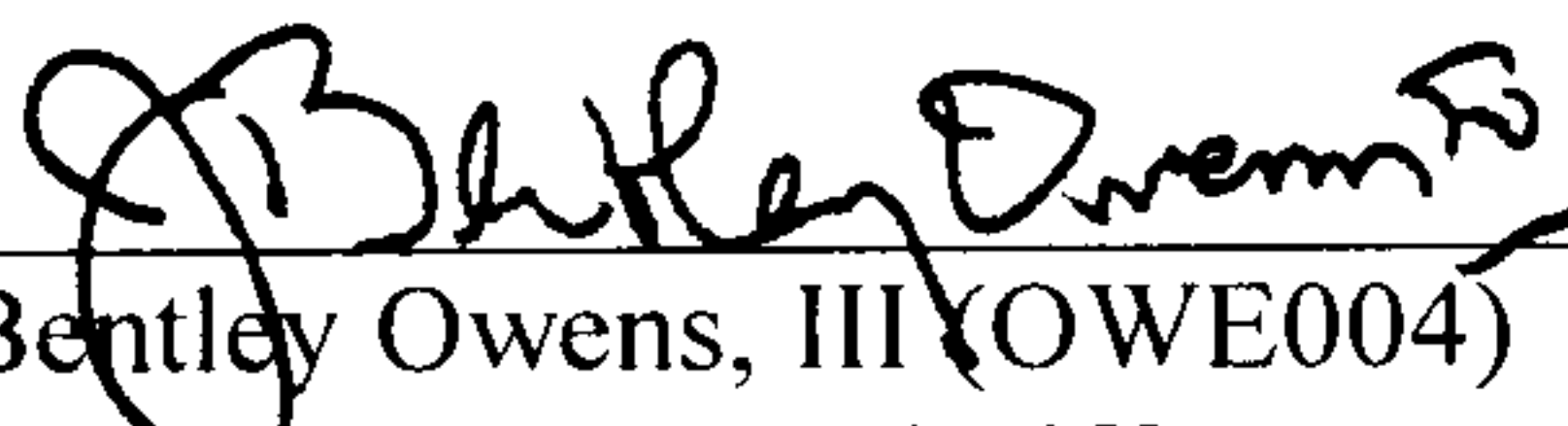
  
20240419000114400 2/2 \$27.00  
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Parcel 1 of 1:

Commence on the present South R/W line of Saddle Run Circle at a found capped rebar stamped Weygand marking the Northwest corner of Lot 3 according to Saddle Run Subdivision as recorded in Map Book 11 Page 28 in the Office of the Judge of Probate in Shelby County, Alabama; thence run along said present R/W line for a distance of 220.75 feet to a point on the acquired R/W line, (said point offset 67.78 feet LT and perpendicular to centerline of project); thence run Southwesterly along the acquired R/W line for a distance of 177.83 feet, more or less, to a point on the grantor's North property line, and marking the POINT OF BEGINNING; thence run South 88 degrees 58 minutes 35 seconds East along the grantor's North property line for a distance of 7.93 feet to a point on the west present R/W line of SR261; thence run along said present R/W line and arc of curve, said curve being a clockwise curve having a radius of 2046.89 feet, a delta angle of 01 degrees 14 minutes 05 seconds, a chord bearing of South 26 degrees 15 minutes 29 seconds West, and a chord length of 44.11 feet, for a distance of 44.11 feet to a point on the grantor's South property line; thence run South 61 degrees 34 minutes 49 seconds West along the grantor's South property line for a distance of 40.84 feet to a point on the acquired R/W line (said line between a point offset 75.00 feet LT and perpendicular to centerline of project at station 198+00.00 and a point offset 50.00 feet LT and perpendicular to centerline of project at station 199+50.00); thence run North 39 degrees 20 minutes 12 seconds East along the acquired R/W line for a distance of 72.47 feet to a point on the acquired R/W line, (said point offset 50.00 feet LT and perpendicular to centerline of project at station 199+50.00); thence run North 26 degrees 50 minutes 57 seconds East along the acquired R/W line for a distance of 3.46 feet to the POINT OF BEGINNING; said parcel contains 0.017 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  
P.O. Box 587  
Columbiana, AL 35051  
(205) 669-6783  
bowens@wefhlaw.com