

NOTICE OF LIS PENDENS

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

STATE OF ALABAMA,)
)
Plaintiff,)
)
v.)
)
CYNTHIA L. EATON; PNC BANK,)
NATIONAL ASSOCIATION;)
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- 445



20240419000114430 1/2 \$26.00
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): Cynthia L. Eaton, Owner of interest in fee; PNC Bank, National Association, Mortgagee; Donald Armstrong, Property Tax Commissioner

Property description:

A part of the SW¼ - NE ¼, Section 36, Township 19 South, Range 3 West, identified as Tract No. 50 on Project No. RP-7112(003) in Shelby County, Alabama and being more fully described as follows:



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Parcel 1 of 1:

Commence at the Southwest corner of the Southwest one-quarter of the Northeast one-quarter of Section 36, Township 19 South, Range 3 West; thence run North along said quarter section line for a distance of 948.78 feet, more or less, to a point on the grantor's West property line (point also on the acquired R/W line (said line offset 60.00 feet RT and parallel to centerline of project)) and being the POINT OF BEGINNING; thence run North 00 degrees 13 minutes 45 seconds East along the grantor's West property line for a distance of 51.52 feet to a point on the East present R/W line of SR 261; thence run along said present R/W line and the arc of a curve, said curve being a clockwise curve having a radius of 10.00 feet, a delta angle of 100 degrees 22 minutes 33 seconds, a chord bearing of South 86 degrees 37 minutes 15 seconds East, and a chord length of 15.36 feet, for a distance of 17.52 feet to a point on the South present R/W line of Wooddale Drive; thence run South 47 degrees 46 minutes 14 seconds East along said present R/W line for a distance of 20.00 feet to a point on said present R/W line; thence run along said present R/W line and the arc of a curve, said curve being a counterclockwise curve having a radius of 160.24 feet, a delta angle of 01 degrees 22 minutes 58 seconds, a chord bearing of South 48 degrees 27 minutes 43 seconds East, a chord length of 3.87 feet, for a distance of 3.87 feet to a point on the acquired R/W line, (said point perpendicular to centerline of project at station 254+70.82 RT); thence run along the acquired R/W line and the arc of a curve, said curve being a counterclockwise curve having a radius of 6650.00 feet, a delta angle of 00 degrees 24 minutes 49 seconds, a chord bearing of South 43 degrees 50 minutes 51 seconds West, and a chord length of 47.99 feet, for a distance of 47.99 feet to the POINT OF BEGINNING; said parcel contains 0.023 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