

NOTICE OF LIS PENDENS

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

STATE OF ALABAMA,)
)
)
 Plaintiff,)
)
)
 v.)
)
)
 KHOA DUC LU; FAIRWAY)
 INDEPENDENT MORTGAGE)
 CORPORATION;)
 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-2024-444



20240419000114440 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
04/19/2024 02:07:43 PM FILED/CERT

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): Khoa Duc Lu, Owner of interest in fee; Fairway Independent Mortgage Corporation, Lender; Mortgage Electronic Registration Systems, Inc., Mortgagee; Donald Armstrong, Property Tax Commissioner

Property description:



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A part of the NE $\frac{1}{4}$ - NE $\frac{1}{4}$, Section 2, Township 20 South, Range 3 West, identified as Tract No. 23 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 Lot 3 of The Cottages as recorded in Map Book 12, Page 19 in the Office of the Judge of Probate, Shelby County, Alabama and lying on the West present R/W line of Cottage Circle; thence run South along the present R/W line for a distance of 173.40 feet, more or less, to a point on the acquired R/W line and being the POINT OF BEGINNING, (said point perpendicular to centerline of project at station 206 + 15.31 LT); thence run along said present R/W line and arc of curve, said curve being a counterclockwise curve having a radius of 69.00 feet, a delta angle of 59 degrees 34 minutes 21 seconds, a chord bearing of South 25 degrees 52 minutes 33 seconds East, and a chord distance of 68.55 feet, for a distance of 71.74 feet to a point on the grantor's Southwest property line; thence run North 55 degrees 39 minutes 44 seconds West along the grantor's Southwest property line for a distance of 86.75 feet to a point on the acquired R/W line, (said point offset 150.00 feet LT and perpendicular to centerline of project); thence run North 73 degrees 00 minutes 22 seconds East along the acquired R/W line for a distance of 43.62 feet to the POINT OF BEGINNING; said parcel contains 0.024 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

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