

NOTICE OF LIS PENDENS

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

SHELBY COUNTY, ALABAMA, a
political subdivision of the State of Alabama,

Plaintiff,

v.

CASE NO. PR-2024-000512

GARRETT B. SINGLETARY; CHANDLER
SINGLETARY; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.;
ROCKET MORTGAGE, LLC;
DONALD ARMSTRONG, in his official
capacity as Property Tax Commissioner of
Shelby County, Alabama; BLANK
COMPANY, an entity, the owner of the
property described in the Complaint; A, B, C,
D and E, 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 Shelby County, Alabama, by its attorney, and files herewith notice to all persons concerned that on the 6th day of May, 2024, condemnation proceedings were commenced in the Probate Court of Shelby County, Alabama, whereby said Shelby County, 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): Garrett B. Singletary, Owner of fee; Chandler Singletary, Homestead interest; Mortgage Electronic Registration Systems, Inc., Mortgagee; Rocket Mortgage, LLC, Lender; Don Armstrong, Shelby County Property Tax Commissioner, ad valorem property taxes

Property description: Project No. STPBH-5939(200) Tract No. 45:



20240507000133470 2/2 \$28.00
Shelby Cnty Judge of Probate, AL
05/07/2024 11:15:58 AM FILED/CERT

Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 West and run easterly along the south line of said quarter-quarter Section for a distance of 1004.07 feet; thence turn left an angle of 126 deg. 36 min. 00 sec. and run northwesterly for a distance of 194.56 feet to the point of beginning of a curve to the right having a central angle of 44 deg. 37 min. 01.11 sec. and a radius of 1900 feet; thence run northwesterly then northeasterly along the arc of said curve for a distance of 1479.55 feet to the end of said curve; thence continue northeasterly along the extended tangent of said curve for a distance of 1646.29 feet to the Point of Beginning of a variable width Right-of-Way being bound on the northwesterly side by the currently existing Right-of-Way of Caldwell Mill Road and being bound on the southeasterly side by a line lying 60 feet southeasterly of and parallel to the following described line; thence continue northeasterly along the last described course for a distance of 106.71 feet, more or less, to the Grantor's northeasterly property line and the end of said Right-of-Way. The outer boundaries of said Right-of-Way being extended or trimmed as necessary to terminate at the property lines of the Grantor. All of said Right-of-Way lies in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama and contains 0.026 acres, more or less.

Description of above property is taken from right of way map of said project on file in the office of engineer for Shelby County, Alabama, 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.

SHELBY COUNTY, ALABAMA

By J. Bentley Davenport
Attorney for said Plaintiff