

**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. )  
 )  
KRISTEN H. WELDY; WILLIAM S. )  
WELDY, JR.; MORTGAGE ELECTRONIC )  
REGISTRATION SYSTEMS, INC.; )  
FIRSTBANK; METRO BANK; )  
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. )

CASE NO. PR-2024- 000513

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): Kristen H. Weldy, Owner of fee; William S. Weldy, Jr., Owner of fee; Mortgage Electronic Registration Systems, Inc., Mortgagee; FirstBank, Lender; Metro Bank, Mortgagee; Don Armstrong, Shelby County Property Tax Commissioner, ad valorem property taxes

Property description: Project No. STPBH-5939(200) Tract No. 48:



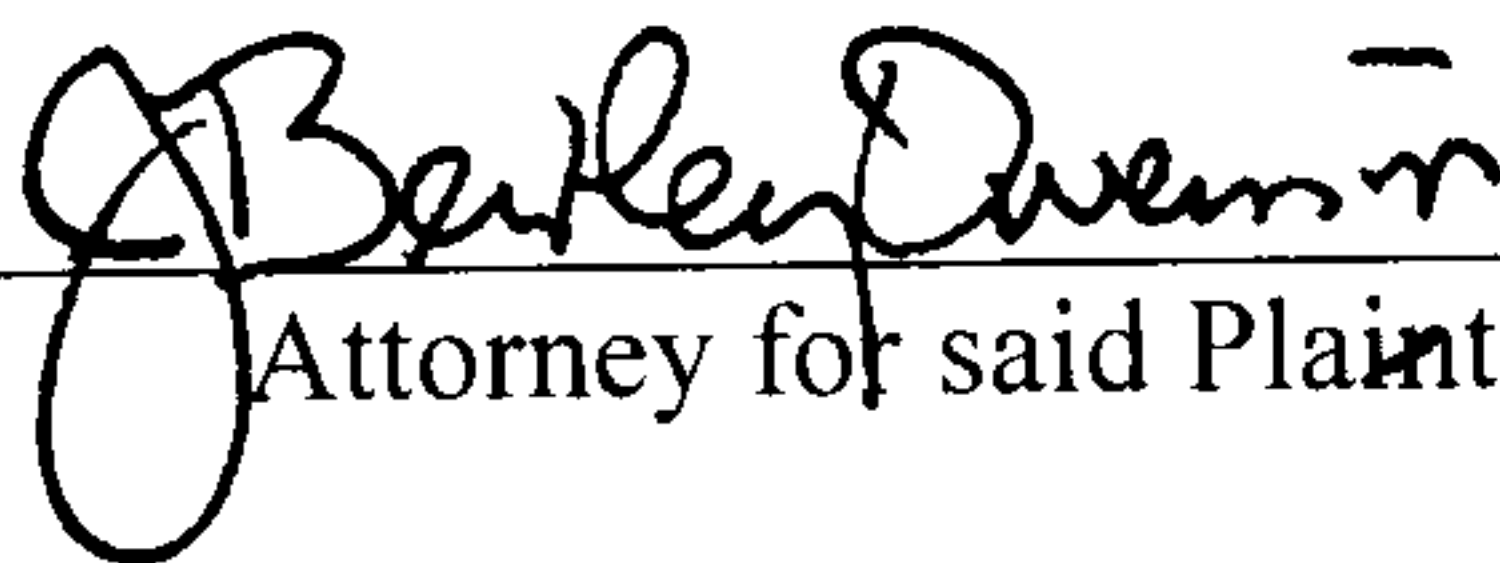
20240507000133480 2/2 \$29.00  
Shelby Cnty Judge of Probate, AL  
05/07/2024 11:15:59 AM FILED/CERT

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 run northeasterly along the extended tangent of said curve for a distance of 1965.57 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 last described course for a distance of 2.24 feet. At this point the Right-of-Way increases to 80 feet southeasterly of and perpendicular to a point 17.14 feet ahead along the following described line; thence continue northeasterly along last described course for a distance of 17.14 feet to said point. At this point the Right-of-Way is bound on the southeasterly side by a line lying 80 feet southeasterly of and parallel to the following described line, thence continue northeasterly along the last described course for a distance of 214.30 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 0.153 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   
Attorney for said Plaintiff