

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.

ANDREA YARINA GAVANCHO  
SALATIERRA; ALFREDO FLAVIO  
PEREZ SMITH-PALLISER;  
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- 000514

20240507000133490 1/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
05/07/2024 11:16:00 AM FILED/CERT

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): Andrea Yarina Gavancho Salatierra, owner of fee; and Alfredo Flavio Perez Smith-Palliser, owner of fee; Don Armstrong, Shelby County Property Tax Commissioner, ad valorem property taxes

Property description: Project No. STPBH-5939(200) Tract No. 43:

Commence at the Southwest corner of the Southwest ¼ of the Southwest ¼ of



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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 1442.81 feet to the Point of Beginning of a variable width Right-of-Way being bound on the westerly side by the currently existing Right-of-Way of Caldwell Mill Road and being bound on the easterly side by a line being 50.00 feet easterly of and perpendicular to this point and increasing to 60 feet easterly of and perpendicular to a point 55 feet ahead along the following described line; thence continue northeasterly along last described course for a distance of 45 feet, being Point "A" for future reference, thence continue northeasterly along the last described course for a distance of 10 feet to said point. At this point the Right-of-Way is bound on the easterly side by a line lying 60 feet, easterly of and parallel to the following described line; thence continue northeasterly along the last described course for a distance of 45.93 feet, to the Grantor's northerly property line and end of said Right-of-Way.

Also, a temporary construction easement described as follows:

Commence at Point "A", as described in the Right-of-Way above, for the Point of Beginning of a variable width Temporary Construction Easement being bound on the Westerly side by the Right-of-Way described above and being bound on the Easterly side by a line lying 80 feet easterly of and parallel to the following described line; thence run northeasterly along the aforementioned course for a distance of 55.90 feet to the Grantor's northerly property line and the end of said Temporary Construction Easement.

All of said Right-of-Way and Temporary Construction Easement 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 is part of Lot 4 of the J.A. Jones Survey in Map Book 7, Page 74, as recorded in the Office of the Judge of Probate Shelby County, Alabama. The Right-of-Way contains 0.017 acres, more or less, and the Temporary Construction Easement 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 Owens  
Attorney for said Plaintiff