

NOTICE OF LIS PENDENS

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

STATE OF ALABAMA, )  
 )  
 Plaintiff, )  
 )  
 v. )  
 )  
 KEITH A. DILLARD; MUTUAL )  
 SAVINGS CREDIT UNION; DONALD )  
 ARMSTRONG, in his official capacity as )  
 Property Tax Commissioner of Shelby )  
 County, Alabama; BLANK COMPANY, )  
 a corporation, 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- 000517



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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 7th day of May, 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:

<u>Property Owner(s):</u>	Keith A. Dillard, Owner of interest in fee; Mutual Savings Credit Union, Mortgagee; Donald Armstrong, Property Tax Commissioner
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Property description:

A part of the NW ¼ - NE ¼ Section 36, Township 19 South, Range 3 West, identified as Tract No. 59 on Project No. RP-7112(003) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence at a found PK nail marking the Southwest corner of the Northwest one-quarter of the Northeast one-quarter of Section 36, Township 19 South, Range 3 West; thence run East along said quarter line for a distance of 372.11 feet, more or less, to a point on the acquired R/W line, (said line offset 60.00 feet RT and parallel to centerline of project); thence run Northeast along the acquired R/W line for a distance of 715.42 feet, more or less, to a point on the grantor's West property line and being the POINT OF BEGINNING; thence run North 37 degrees 10 minutes 01 seconds West along the grantor's West property line for a distance of 20.56 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 3779.92 feet, a delta angle of 05 degrees 43 minutes 22 seconds, a chord bearing of North 54 degrees 46 minutes 57 seconds East, and a chord length of 377.39 feet, for a distance of 377.54 feet to a point on the grantor's East property line; thence run South 00 degrees 01 minutes 23 seconds West along the grantor's East property line for a distance of 34.97 feet to a point on the acquired R/W line, (said line offset 66.00 feet RT and parallel to centerline of project); thence run along the acquired R/W line and the arc of a curve, said curve being a counterclockwise curve having a radius of 2834.00 feet, a delta angle of 02 degrees 34 minutes 05 seconds, a chord bearing of South 57 degrees 14 minutes 51 seconds West, and a chord length of 127.01 feet, for a distance of 127.02 feet to a point on the acquired R/W line, (said point offset 66.00 feet RT and perpendicular to centerline of project at station 269+00.00); thence run South 62 degrees 18 minutes 32 seconds West along the acquired R/W line for a distance of 50.31 feet to a point on the acquired R/W line, (said point offset 60.00 feet RT and perpendicular to centerline of project at station 268+48.94); thence run along the acquired R/W line and the arc of a curve, said curve being a counterclockwise curve having a radius of 2840.00, a delta angle of 02 degrees 01 minutes 05 seconds, a chord bearing of South 53 degrees 56 minutes 45 seconds West, and a chord length of 100.02 feet for a distance of 100.03 feet to a point on the acquired R/W line, (said point offset 60.00 feet RT and perpendicular to centerline of project at PC station 267+46.80); thence run South 52 degrees 56 minutes 14 seconds West along the acquired R/W line for a distance of 79.77 feet to the POINT OF BEGINNING; said parcel contains 0.205 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

J. Bentley Owens, III (OWE004)

Attorney for said Plaintiff

P.O. Box 587

Columbiana, AL 35051

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