

NOTICE OF LIS PENDENS

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

STATE OF ALABAMA,

Plaintiff,

v.

CASE NO. PR-2024- 000561

**ROCKER PROPERTIES, LLC;
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.

Comes now the State of Alabama, by its attorney, and files herewith notice to all persons concerned that on the 14th 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:

Property Owner(s): Rocker Properties, LLC, owner of fee; Donald Armstrong,
Property Tax Commissioner

Property description:

A part of the SE $\frac{1}{4}$ - NW $\frac{1}{4}$, Section 36, Township 19 South, Range 3 West, identified as Tract No. 47 on Project No. RP-7112(003) in Shelby County, Alabama and being more fully described as follows:




20240514000142910 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
05/14/2024 03:25:09 PM FILED/CERT

Parcel 1 of 1:

Commence at a found PK nail marking the Northeast corner of the Southeast one quarter of the Northwest one quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence run South along the said section line for a distance of 366.95 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 Southwesterly along the acquired R/W line for a distance of 405.37 feet, more or less, to a point on the grantor's North property line and being the POINT OF BEGINNING; thence run South 48 degrees 14 minutes 16 seconds East along the grantor's property line for a distance of 5.00 feet to a point on the acquired R/W line, (said line offset 55.00 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 6655.00 feet, a delta angle of 00 degrees 51 minutes 39 seconds, a chord bearing of South 39 degrees 44 minutes 51 seconds West, and a chord length of 99.99 feet, for a distance of 99.99 feet to a point on the grantor's Southwest property line; thence run North 48 degrees 08 minutes 21 seconds West along the grantor's Southwest property line for a distance of 23.71 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 3623.20 feet, a delta angle of 01 degrees 35 minutes 06 seconds, a chord bearing of North 36 degrees 57 minutes 24 seconds East, and a chord length of 100.24 feet, for a distance of 100.24 feet to a point on the grantor's North property line; thence run South 48 degrees 14 minutes 16 seconds East along the grantor's North property line for a distance of 23.59 feet to the POINT OF BEGINNING; said parcel contains 0.060 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 
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