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Shelby Cnty Judge of Probate, AL
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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- 630

KRISTINA LEIGH TANNER; BENJAMIN)
MICHAEL GLOVER; MORTGAGE)
ELECTRONIC REGISTRATION SYSTEMS,)
INC.; FLAGSTAR BANK, FSB;)
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 24th 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): Kristina Leigh Tanner, Owner of fee; Benjamin Michael Glover, Owner of fee; Mortgage Electronic Registration Systems, Inc. Mortgagee; Flagstar Bank, FSB, Lender; Don Armstrong, Shelby County Property Tax Commissioner, ad valorem property taxes

Property description: Project No. STPBH-5939(200) Tract No. 16:

Commence at the Southwest corner of Section 3, Township 19 South, Range 2 West;



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thence run easterly along the south line of said section for a distance of 1004.07 feet to the centerline of Caldwell Mill Road; thence turn an angle left 126 deg. 36 min. 00 sec. and run northwesterly for a distance of 974.14 feet; thence deflect an angle right 44 deg. 37 min. 01.11 sec. and run northeasterly for a distance of 3185.38 feet, being Point "A" for future reference, and the point of beginning of a curve to the right having a central angle of 06 deg. 31 min. 08.14 sec., a radius of 1300 feet and an arc length of 147.91 feet; thence run northeasterly along the arc of said curve for a distance of 17.39 feet for the point of beginning of a variable width Right-of-Way, being bound on the southeasterly side by the present northwesterly right of way line of Caldwell Mill Road and being bound on the northwesterly side by a line lying 50 feet northwesterly of and parallel to the following described line; thence run northeasterly along the arc of said curve for a distance of 130.52 feet to the end of said curve; thence run northeasterly along the extended tangent of said curve a distance of 20.14 feet to the end of said Right-of-Way. The outer boundaries of said Right-of-Way being extended or trimmed to terminate at the property lines of the Grantor.

Also, a temporary construction easement described as follows:

Commence at Point "A", as described in the Right-of-Way above, being the point of beginning of a curve to the right having a central angle of 06 deg. 31 min. 08.14 sec., a radius of 1300 feet, and an arc length of 147.91 feet; thence run northeasterly along the arc of said curve for a distance of 34.52 feet for the Point of Beginning of a 20 foot wide Temporary Construction Easement lying northwesterly of and abutting the Right-of-Way described above; thence continue northwesterly along the arc of said curve for a distance of 42.20 feet to the end of said TCE.

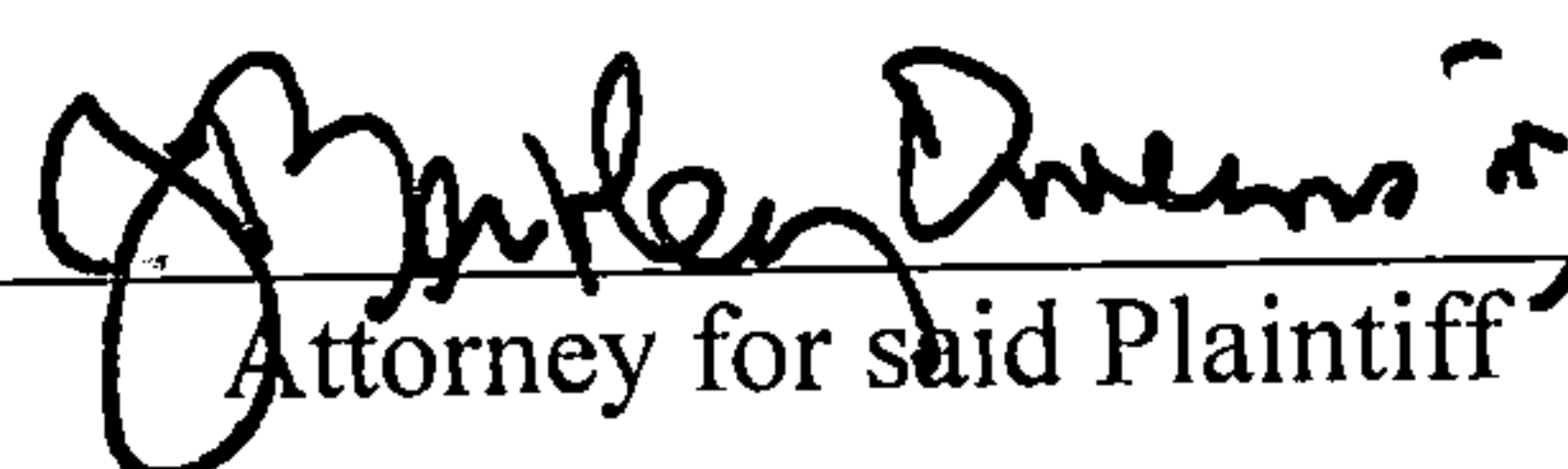
All of said Right-of-Way and Temporary Construction Easement is part of Lot 3, according to Butte Woods Ranch Addition to Altadena Valley, as recorded in Map Book 5, Page 1, in the Probate Office of Shelby County, Alabama, and is located in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 West. The Right-of-Way contains 0.053 acres, more or less, and the TCE contains 0.020 acres, more or less. The Temporary Construction Easement will terminate upon the completion and acceptance of said project and thereafter will constitute no cloud on the title of the owner.

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