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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

STATE OF ALABAMA,

Plaintiff,

v.

CASE NO. PR-2024- 000676

R.K.M. 'BAMA, INC.; THE NORTHERN TRUST COMPANY; WALGREEN CO.; 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 7th day of June, 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):

R.K.M. 'Bama, Inc., Owner of interest in fee; The Northern Trust Company, Mortgagee; Walgreen Co., Tenant; Donald Armstrong, Property Tax Commissioner

Property description:

A part of the NE $\frac{1}{4}$ - NE $\frac{1}{4}$, Section 36, and the SE $\frac{1}{4}$ - SE $\frac{1}{4}$, Section 25, Township 19 South, Range 3 West, identified as Tract No. 68 on Project No. RP-7112(003) in Shelby County, Alabama, and being more fully described as follows:

Parcel 1 of 2:

Commence at a found 5/8 Arrington capped rebar on the West present R/W line of US-31 marking the Southeast corner of Lot 2 as recorded in Map Book 26, Page 94, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Northeast along said present R/W line for a distance of 630.12 feet, more or less, to a point on the present Southeast R/W taper to US-31; thence run Northwest and along said taper for a distance of 19.33 feet, more or less, to a point on the acquired R/W line, (said line offset 55.00 feet RT and parallel to centerline of project); thence run Southwest along the acquired R/W line for a distance of 306.16 feet, more or less, to the present South R/W line of SR-261, (said point perpendicular to centerline of project at station 291+98.00 RT); thence run along said present R/W line for a distance of 33.47 feet, more or less, to a point on the acquired R/W line and marking the POINT OF BEGINNING, (said point perpendicular to centerline of project at station 281+65.00 RT); thence run South 24 degrees 39 minutes 42 seconds West along the acquired R/W line for a distance of 18.22 feet to a point on the acquired R/W line, (said point offset 50.00 feet RT and perpendicular to centerline of project at station 281+50.00 RT); thence run along the acquired R/W line and the arc of a curve, said curve being a clockwise curve having a radius of 2950.00 feet, a delta angle of 01 degrees 49 minutes 55 seconds, a chord bearing of South 59 degrees 01 minutes 21 seconds West, and a chord length of 94.32 feet, for a distance of 94.33 feet to a point on the grantor's Southwest property line; thence run North 32 degrees 00 minutes 17 seconds West along the grantor's Southwest property line for a distance 10.38 feet to a point on the South present R/W line of SR-261; thence run North 59 degrees 04 minutes 12 seconds East along said present R/W line for a distance of 109.55 feet to the POINT OF BEGINNING; said parcel contains 0.024 acre(s), more or less.

Parcel 2 of 2:

Commence at a found 5/8 Arrington capped rebar on the West present R/W line of US-31 marking the Southeast corner of Lot 2 as recorded in Map Book 26, Page 94, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Northeast along said present R/W line for a distance of 630.12 feet, more or less, to a point on the present Southeast R/W taper to US-31; thence run Northwest and along said taper for a distance of 19.33 feet, more or less, to a point on the acquired R/W line, (said line offset 55.00 feet RT and parallel to centerline of project) and being the POINT OF BEGINNING; thence run along the acquired R/W line and the arc of a curve, said curve being a counterclockwise curve having a radius of 1335.00 feet, a delta angle of 04 degrees 26 minutes 55 seconds, a chord bearing of South 58 degrees 48 minutes 09 seconds West, and a chord length of 103.63 feet, for a distance of 103.65 feet to a point on the acquired R/W line, (said point offset 55.00 feet RT and perpendicular to centerline of project at PC station 283+87.76); thence run South 56 degrees 34



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minutes 42 seconds West along the acquired R/W line for a distance of 160.41 feet to a point on the acquired R/W line, (said point offset 55.00 feet RT and perpendicular to centerline of project at PT station 282+27.34); thence run North 33 degrees 25 minutes 18 seconds West along the acquired R/W line for a distance of 5.00 feet to a point on the acquired R/W line, (said point offset 50.00 feet RT and perpendicular to centerline of project at PT station 282+27.34); thence run along the acquired R/W line and the arc of a curve, said curve being a clockwise curve having a radius of 2950.00 feet, a delta angle of 00 degrees 32 minutes 25 seconds, a chord bearing of South 56 degrees 50 minutes 54 seconds West, and a chord length of 27.82 feet, for a distance of 27.82 feet to a point on the acquired R/W line, (said point being offset 50.00 feet RT and perpendicular to centerline of project at station 282+00.00); thence run North 45 degrees 28 minutes 28 seconds West along the acquired R/W line for a distance of 9.30 feet to a point on the present South R/W line of SR-261, (said point perpendicular to centerline of project at station 281+98.00 RT); thence run North 58 degrees 14 minutes 17 seconds East along said present R/W line for a distance of 291.38 feet to a point on the present Southeast R/W taper to US-31; thence run South 47 degrees 32 minutes 15 seconds East along said taper for a distance of 10.12 feet to the point of beginning; said parcel contains 0.067 acre(s), more or less.

Also a temporary construction easement and right of way for the following purposes: to enter upon the hereinafter described land and grade, level, fill, drain, pave and build a public road or highway, together with such bridges, culverts, ramps, and cuts as may be necessary, until completion of the project at which time all rights, title and interest to the temporary construction easement shall revert to the property owner, on, over, and across the following described property as shown on the right-of way map of Project No. RP-7112(003) Tract No. 68:

Temporary Construction Easement 1 of 1:

BEGIN at a point on the acquired R/W line and the required easement line, (said point offset 55.00 feet RT and perpendicular to centerline of project at station 283+22.00); thence run South 33 degrees 25 minutes 18 seconds East along the required easement line for a distance of 10.00 feet to a point on the required easement line, (said point offset 65.00 feet RT and perpendicular to centerline of project at station 283+22.00); thence run South 56 degrees 34 minutes 42 seconds West along the required easement line for a distance of 94.66 feet to a point on the required easement line, (said point offset 65.00 feet RT and perpendicular to centerline of project at PT station 282+27.34); thence run North 33 degrees 25 minutes 18 seconds West along the required easement line for a distance of 10.00 feet to a point on the acquired R/W line, (said point offset 55.00 feet RT and perpendicular to centerline of project at PT station 282+27.34); thence run North 56 degrees 34 minutes 42 seconds East along the acquired R/W line for a distance of 94.66 feet to the POINT OF BEGINNING; said easement contains 0.022 acre(s), more or less.

Description of above property is taken from right of way map of said project on file in the



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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

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