

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

TP2, LLC,)

Plaintiff,)

v.)

CASE NO.: CV-2024 - 900516.00

A TRACT OF LAND:)

Located in the Southeast Quarter of the)
Northeast Quarter of Section 23, the)
Northeast Quarter of the Southeast Quarter)
of Section 23, the Southeast Quarter of the)
Southeast Quarter of Section 23, and the)
Northeast Quarter of Section 26, all in)
Township 18 South, Range 01 East, of the)
Huntsville Meridian, situated and being in)
Shelby County, Alabama and being further)
described in Exhibit A attached hereto,)

and,)

Fictitious Defendants A, B, C, D...through Z are)
individuals, corporations, companies,)
partnerships, and/or other legal entities)
claiming or that may claim any future,)
reversionary, remainder, or other interest)
therein, who may claim any future,)
reversionary, remainder, or other interest)
therein, who may claim any interest in the)
above described property,)

Defendants.)



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Shelby Cnty Judge of Probate, AL
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LIS PENDENS

TP2, LLC, by and through its attorney of record, J.C. Webb IV, Esq., does hereby give notice that the above-captioned action is now pending in the Circuit Court of Shelby County, Alabama as case no. CV-2024-900516.00. The parties to the matter are TP2, LLC; a certain parcel of real property lying entirely in Shelby County, Alabama; and Fictitious Parties A, B,




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and C. The purpose of said action is to quiet title to a certain parcel of real property owned by TP2, LLC that is situated in Shelby County, Alabama.

Further, the parcel of real property which is the subject of the said action is more particularly described in Exhibit A which is attached hereto and incorporated herein.

Given under my hand and seal on this the 3rd day of May 2024.



J.C. Webb IV, Esq. (WEB059)
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OF COUNSEL:

WEBB LAW INC.

10380 Holtville Road
Deatsville, Alabama 36022
Phone: (334)569-9149

EXHIBIT A
(Legal Description)

STATE OF ALABAMA)
COUNTY OF SHELBY)

Parcel One:

The SE ¼ of the SE ¼ OF Section 23, Township 18 South, Range I East, situated in Shelby County, Alabama.

Together with all rights of ingress and egress granted to sellers in the agreement dated 12/31/1973 and recorded in Deed Book 284, Page 517, from W. T. Fancher and wife, Mrs. W. T. FANCHER, R. L. Fancher and wife Minnie Fancher, Gordon F. Faulkner and wife Mary F. Faulkner, Mrs. J. W. Watson, a widow, Mary J. Weldon, an unmarried woman, Thomas L. Weldon and wife Mrs. Thomas L. Weldon, Billy R. Weldon and wife Shirley A. Weldon, John Bullock and wife Wanda Bullock, J. C. Cline and wife Mae Cline. The property conveyed is vacant land and therefore has no mailing address.

Parcel Two:

Commencing at a 1 1/2" open pipe, accepted as being the SW comer of the NE 1/4 of Section 26, Township 18 South, Range I East, Shelby County, Alabama, said point being the point of beginning; thence N 46° 45' 3 1" E., a distance of 373 1 .54 feet to a 1" solid iron, accepted as being the NE 1/4 comer of said 1/4 Section; thence N 88° 20' 45" W, a distance of 2699.68 feet to a Pine Knot painted Blue in a Rock Pile accepted as being NE comer of the NE 1/4 Section; thence S 0° 23' 56" W, a distance of 1130.88 feet to a 5/8" rebar capped rebar stamped CA-53; thence S 0° 27' 14" W, a distance of 1503.50 feet to the point of beginning. [PART OF GORDON TRACT #15]

Parcel Three:

Part of the Northeast 1/4 of the Southeast 1/4 and a part of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commencing at a railroad rail in place, accepted as the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 23, Township 18 South, Range I East, Shelby County, Alabama; thence proceed North 89° 49' 55" East a distance of 624.27 feet to a 1/2" capped rebar set (stamped CA-615), said point being the point of beginning;

from this beginning point proceed North 00° 11' 46" West a distance of 508.36 feet to a 1/2" capped rebar in place (stamped Farmer); thence South 89° 41' 32" West a distance of 154.91 feet to a 1/2" capped rebar in place (stamped Farmer); thence North 00° 18' 26" West a



distance of 1,434.98 feet to a 1/2" capped rebar in place (ID No. illegible), located on the Southerly right of way of an existing gravel road known as Victory Lane; thence along said right of way South 88° 38' 50" East a distance of 469.26 feet to a 1/2" capped rebar set (stamped CA-615); thence along a curve to the left with a radius of 65.00 feet a chord bearing of North 69° 29' 34" East a chord distance of 48.39 feet to a 1/2" capped rebar set (stamped CA-615); thence, leaving said right of way, proceed along the Southerly edge of an old abandoned road known as Montevallo Road North 81° 34' 47" East a distance of 115.68' to a 1/2" capped rebar set (stamped CA-615); thence South 73° 42' 11" East a distance of 249.38 feet to a 3/8" rebar in place; thence South 00° 37' 13" East a distance of 296.75 feet to a 1/2" capped rebar in place (stamped J. S. Sparks); thence South 00° 39' 24" East a distance of 245.17 feet to a 1" rebar in place, accepted as the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama; thence South 00° 34' 56" East a distance of 263.57 feet to a 5/8" rebar in place; thence South 00° 37' 26" East a distance of 264.29 feet to a 5/8" rebar in place; thence South 00° 37' 32" East a distance of 273.59 feet to a 1/2" capped rebar in place (stamped J. S. Sparks); thence South 00° 37' 34" East a distance of 273.56 feet to a 1/2" capped rebar in place (stamped J. S. Sparks); thence South 00° 02' 01" West a distance of 276.37 feet to a 1/2" iron pin in place, accepted as the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama; thence South 89° 49' 55" West a distance of 721.30 feet, back to the point of beginning.

Deed reference: Inst. 20160927000354340