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Shelby Cnty Judge of Probate, AL
07/15/2024 10:23:56 AM FILED/CERT

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- 000842

**CHARLES T. WILLIS; SARA BOLLING
WILLIS; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.;
NATIONSTAR MORTGAGE LLC; PNC
BANK, NATIONAL ASSOCIATION;
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 12th day of July, 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): Charles T. Willis, Owner of fee; Sara Bolling Willis, Owner of fee; 4835 Caldwell Mill Road, Birmingham, AL 35243; Mortgage Electronic Registration Systems, Inc., Mortgagee, c/o C T Corporation System, 2 North Jackson Street, Suite 605, Montgomery, AL 36104; Nationstar Mortgage LLC, Lender, c/o Corporation Service Company, Inc., 641 South Lawrence Street, Montgomery, AL



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36104; PNC Bank, National Association, Assignee of mortgage, c/o Corporation Service Company, Inc., 641 South Lawrence Street, Montgomery, AL 36104; Don Armstrong, Shelby County Property Tax Commissioner, ad valorem property taxes, 102 Depot Street, Columbiana, Alabama 35051

Property description: Project No. STPBH-5939(200) Tract No. 44:

Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 West, and run easterly along the south line of said quarter-quarter Section for a distance of 1004.07 feet; thence turn left an angle of 126 deg. 36 min. 00 sec. and run northwesterly for a distance of 194.56 feet to the point of beginning of a curve to the right having a central angle of 44 deg. 37 min. 01.11 sec. and a radius of 1900 feet; thence run northwesterly then northeasterly along the arc of said curve for a distance of 1479.55 feet to the end of said curve; thence run northeasterly along the extended tangent of said curve for a distance of 1543.67 feet, being Point "A" for future reference, said point also being the Point of Beginning of a variable width Right-of-Way being bound on the northwesterly side by the currently existing Right-of-Way of Caldwell Mill Road and being bound on the southeasterly side by a line lying 60 feet southeasterly of and parallel to, the following described line; thence continue northeasterly along the last described course for a distance of 102.62 feet, more or less, to the Grantor's northeasterly property line and the end of said Right-of-Way. The outer boundaries of said Right-of-Way being extended or trimmed as necessary to terminate at the property lines of the Grantor.

Also, a temporary construction easement described as follows:

Commence at Point "A" as described above, for the Point of Beginning of a variable width Temporary Construction Easement being bound on the northwesterly side by the Right-of-Way described above and being bound on the southeasterly side by a line lying 80 feet southeasterly of and parallel to the following described line; thence continue northeasterly along the aforescribed course for a distance of 24.14 feet to the end of said Temporary Construction Easement.

All of said Right-of-Way and Temporary Construction Easement lies in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama. The Right-of-Way contains 0.025 acres, more or less, and the Temporary Construction Easement contains 0.011 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.



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The title of the action and the case number thereof are as hereinabove designated.

SHELBY COUNTY, ALABAMA

By J. Bentley Durum
Attorney for said Plaintiff