

# 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.

APRIL GULLEY PERKINS; JONATHAN  
PERKINS; APCO EMPLOYEES CREDIT  
UNION;

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.

CASE NO. PR-2024- 000965

  
20240807000245440 1/2 \$27.00  
Shelby Cnty Judge of Probate, AL  
08/07/2024 01:10:34 PM FILED/CERT

Comes now Shelby County, Alabama, by its attorney, and files herewith notice to all persons concerned that on the 7th day of August, 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): April Gulley Perkins, Owner of fee; Jonathan Perkins, Owner of homestead interest; APCO Employees Credit Union, Mortgagee; Don Armstrong, Shelby County Property Tax Commissioner, ad valorem property taxes

Property description: Project No. STPBH-5939(200) Tract No. 15:

Commence at the Southwest corner of Section 3, Township 19 South, Range 2 West; 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 3000.59 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 being 75 feet northwesterly of and perpendicular to, at this point, and decreasing to a point 50 feet northwesterly of, and perpendicular to a point 176.80 feet ahead, along the following described line, thence continue northeasterly along the previously described course for a distance of 176.80 feet. At this point the Right of Way is bound on the northwesterly side by a line lying 50 feet westerly of and parallel to the following described line, thence run northeasterly along the following described line for a distance of 7.99 feet to the point of beginning of a curve to the right having a radius of 1300 feet, a central angle of 06 deg. 31 min. 08.14 sec. and an arc length of 147.91 feet, thence continue northeasterly along the arc of said curve for a distance of 19.92 feet to the Grantor's northerly property line and the end of said Right or Way.

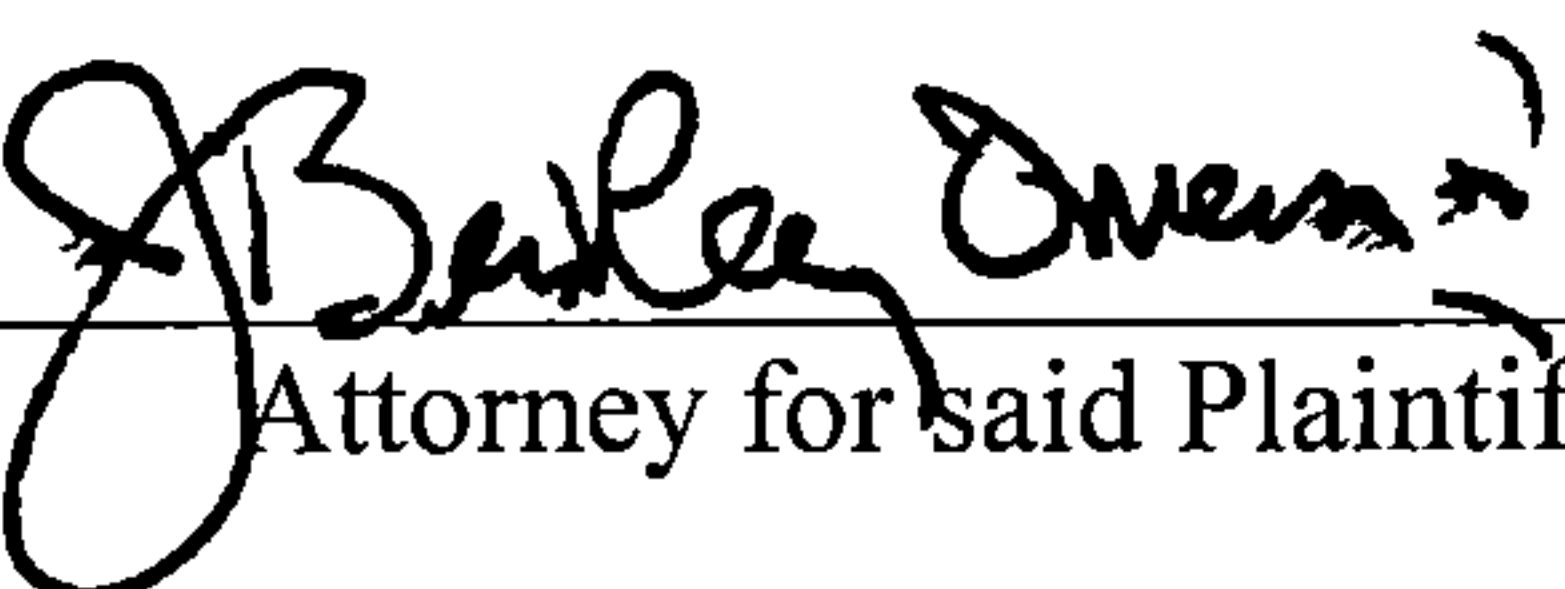
All of said Right of Way is part of Lot 1, according to the Amended Map of Brentwood Estates, as recorded in Map Book 7, Page 171, in the Probate Office of Shelby County, Alabama, and is located in the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 3, Township 19 South, Range 2 West and contains 0.139 acres, more or less.


The outer boundaries of said Right of Way being extended or trimmed to terminate at the property lines of the Grantor.

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

  
20240807000245440 2/2 \$27.00  
Shelby Cnty Judge of Probate, AL  
08/07/2024 01:10:34 PM FILED/CERT