

# NOTICE OF LIS PENDENS

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

SHELBY COUNTY, ALABAMA, a  
political subdivision of the State of Alabama,

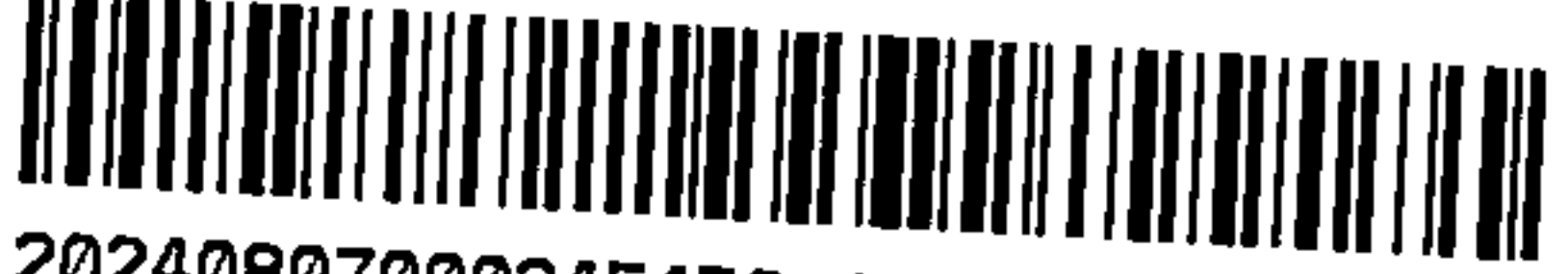
Plaintiff,

v.

CASE NO. PR-2024- 000967

CHADWICK SYLVESTER; CHERLY  
SYLVESTER; MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.;  
SOUTHPOINT BANK;  
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.

  
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Shelby Cnty Judge of Probate, AL  
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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): Chadwick Sylvester, Owner of fee; Cheryl Sylvester, Owner of fee; Mortgage Electronic Registration Systems, Inc., Mortgagee; SouthPoint Bank, Lender; Don Armstrong, Shelby County Property Tax Commissioner, ad valorem property taxes

Property description: Project No. STPBH-5939(200) Tract No. 12:

Commence at the Southwest corner of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  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 126 deg. 36 min. 0 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 and 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 1534.88 feet, being Point "A" for future reference; thence continue northeasterly along the last described course for a distance of 4.23 feet to the Point of Beginning of a variable width Right-of-Way being bound on the southeasterly side by the currently existing Right-of-Way of Caldwell Mill Road and being bound on the northwesterly side by a line lying 100 feet northwesterly of and parallel to the following described line; thence continue northeasterly along last described course a distance of 43.70 feet, being Point "B" for future reference; thence continue northeasterly on the last described course for a distance of 65 feet. At this point the Right-of-Way is bound on the northwesterly side by a line being 100 feet northwesterly of and perpendicular to this point and decreasing to 75 feet northwesterly of and perpendicular to a point 30 feet ahead along the following described line; thence continue northeasterly along the last described course for a distance of 30 feet to said point. At this point the Right-of-Way is bound on the northwesterly side by a line lying 75 feet northwesterly of and parallel to the following described line; thence continue northeasterly along the last described course for a distance of 63.01 to the Grantor's northeasterly property line and the end of this 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.

Two Temporary Construction Easements (T.C.E.) being more particularly described as follows:

T.C.E.# 1

Commence at Point "A" as described above, for the point of beginning of a variable width Temporary Construction Easement being bound on the southeasterly side by the Right-of-Way as described above and being bound on the northwesterly side by a line lying 140 feet northwesterly of and parallel to the following described line; thence continue northeasterly along aforescribed course for a distance of 12.93 feet to the end of said Temporary Construction Easement.

T.C.E.#2

Commence at Point "B" as described above, for the point of beginning of a variable width Temporary Construction Easement being bound on the southeasterly side by the Right-of-Way as described above and being bound on the northwesterly side by a line lying 130 feet northwesterly of and parallel to the following described line; thence continue northeasterly along aforescribed course for a distance of 50.00 feet



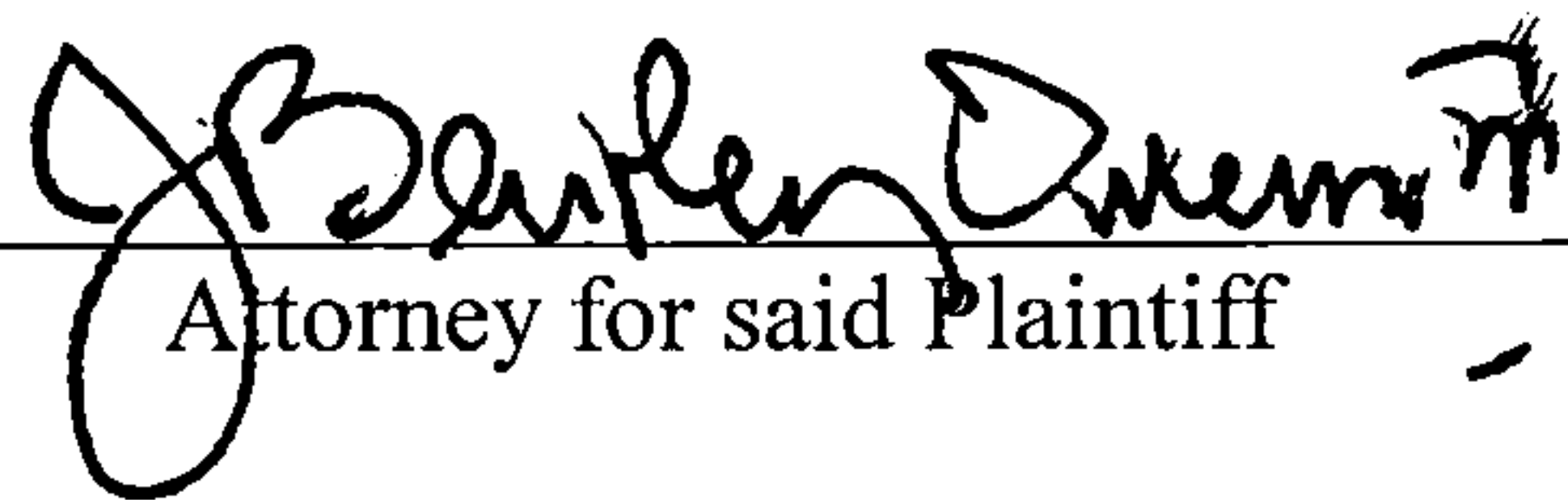
to the end of said Temporary Construction Easement.

The Temporary Construction Easements 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



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