


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.)
)
SCOTT L. ROBINSON; TAMARA S.)
SHEPPELMAN; JPMORGAN CHASE)
BANK, N.A.;)
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-2024-000964


20240807000245470 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
08/07/2024 01:10:37 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): Scott L. Robinson, Owner of fee interest; Tamara S. Sheppelman, Owner of fee interest; JPMorgan Chase Bank, N.A., Mortgagee; Don Armstrong, Shelby County Property Tax Commissioner, ad valorem property taxes

Property description: Project No. STPBH-5939(200) Tract No. 18:

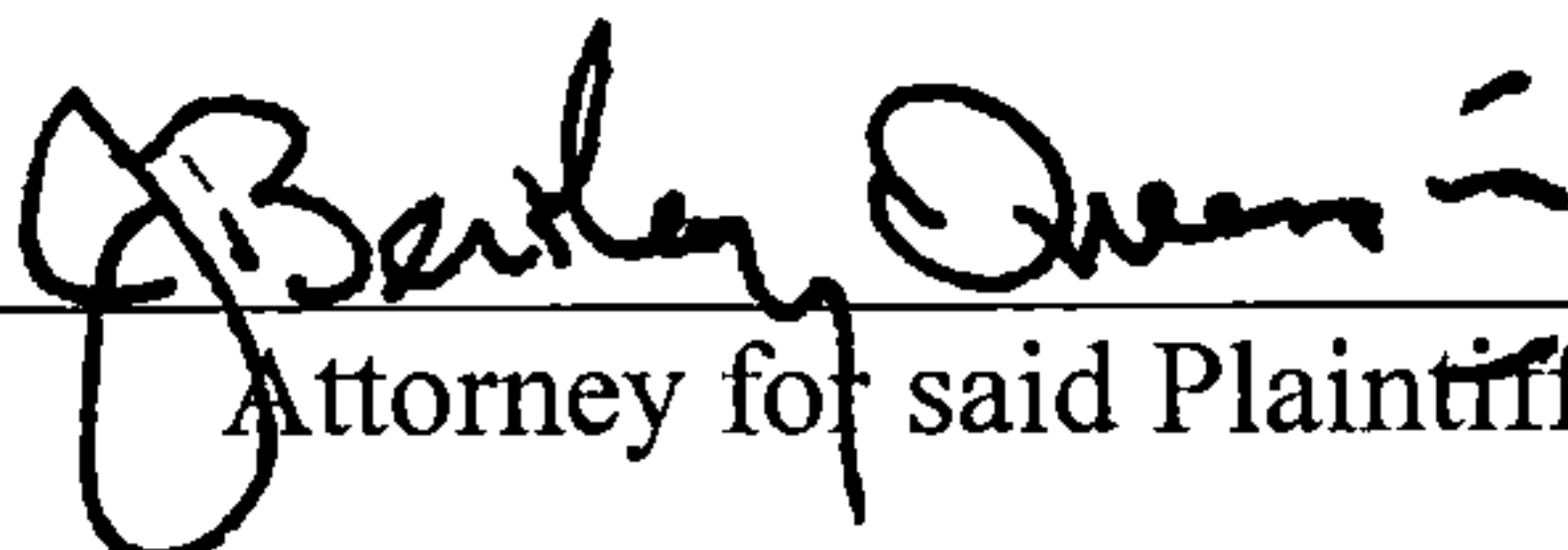
Commence at the Northwest corner of Section 3, Township 19 South, Range 2 West, thence run easterly along the north line of said section for a distance of 1316.12 feet to a point on the proposed centerline of Caldwell Mill Road, thence turn an angle right 124 deg. 16 min. 39 sec. and run southwesterly along the centerline for a distance of 27.32 feet to the point of beginning of a curve to the left having a central angle of 26 deg. 01 min. 47.18 sec., a radius of 600 feet, thence run southwesterly along the arc of said curve for a distance of 272.58 feet to the end of said curve, thence continue southwesterly along the extended tangent of said curve for a distance of 304.50 feet for the POINT OF BEGINNING of a variable width Right-of-Way being bounded on the southeasterly side by the present northwesterly row line of Caldwell Mill Road and being bounded on the northwesterly side by the Grantor's northwesterly property line; thence continue southwesterly along the last described course for a distance of 18.24 feet, at this point the Right-of-Way is bounded on the northwesterly side by a line being 147.17 feet northwesterly of and perpendicular to at this point and decreasing to 127.59 feet northwesterly of and perpendicular to a point, 274.92 feet ahead, along the following described line; thence continue southwesterly along the previously described course for a distance of 274.92, to said point, at this point the Right-of-Way is bounded on the northwesterly side by a line being 127.59 feet northwesterly of and perpendicular to and decreasing to 80.39 feet northwesterly of and perpendicular to a point, 14.80 feet ahead, along the following described line; thence continue southwesterly along the previously described course for a distance of 14.80 feet, to said point, and the end of the said Right-of-Way.

All of said Right-of-Way is part of Lot 39, according to Butte Woods Ranch Addition to Altadena Valley, as recorded in Map Book 5, Page 1, in the Probate Office of Shelby County, Alabama, and is located in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 West. The described Right-of-Way contains 0.309 acres, more or less.

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



20240807000245470 2/2 \$27.00
Shelby Cnty Judge of Probate, AL
08/07/2024 01:10:37 PM FILED/CERT