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Shelby Cnty Judge of Probate, AL
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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- 001003

**JERRY D. PHILLIPS, II; BRANDY M.
PHILLIPS; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.;
BRYANT 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.

Comes now Shelby County, Alabama, by its attorney, and files herewith notice to all persons concerned that on the 16th 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): Jerry D. Phillips, II, Owner of fee; Brandy M. Phillips, Mortgage Electronic Registration Systems, Inc., Mortgagee; Bryant Bank, Lender; Don Armstrong, Shelby County Property Tax Commissioner, ad valorem property taxes

Property description: Project No. STPBH-5939(200) Tract No. 14:

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 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 1940.90 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 75 feet northwesterly of and parallel to the following described line; thence continue northeasterly along last described course for a distance of 56.91 feet: At this point the Right-of-Way is bound on the northwesterly side by a line being 75 feet northwesterly of and perpendicular to this point and increasing to 120 feet northwesterly of and perpendicular to a point 90 feet ahead along the following described line; thence continue northeasterly along last described course for a distance of 90 feet to said point. At this point the Right-of-Way is bound on the northwesterly side by a line lying 120 feet northwesterly of and parallel to the following described line; thence continue northeasterly along last described course for a distance of 75 feet. At this point the Right-of-Way is bound on the northwesterly side by a line being 120 feet northwesterly of and perpendicular to this point and decreasing to 75 feet northwesterly of and perpendicular to a point 35 feet ahead along the following described line; thence continue northeasterly along last described course for a distance 35 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 23.20 feet to Grantor's northeasterly property line and the end of said Right-of-Way. All of said Right-of-Way 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, and is part of Lot 2, according to the Amended Map of Bentwood Estates, as recorded in Map Book 7, Page 171 in the Office of the Judge of Probate of Shelby County, Alabama and contains 0.432 acres, more or less. The outer boundaries of said Right-of-Way being extended and trimmed as necessary 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 Bethany Owens
Attorney for said Plaintiff