

Leave space above blank for recording information.

Prepared by and return to:
Jeffrey M. Chapman, Esq.
2163 Highway 31, South, Suite 213
Pelham, Alabama 35124

Cross Reference:
Instrument: 20160309000076690
Instrument: 20181203000422340
Instrument: 20240809000247680
Shelby County, Alabama records

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

GUARDIAN TAX AL, LLC,)
)
Plaintiff,)
)
v.)
)
EQUIVEST FINANCIAL LLC; HEIRS OF)
KIM H. DANIEL; GLADYS SCOTT)
DANIEL, aka GLADYS SCOTT VEIGL,)
JASON ALLEN VEIGL; JAMES VEIGL;)
PNC BANK NATIONAL ASSOCIATION,)
as successor by merger to COMPASS)
BANK; DON ARMSTRONG, only in his)
official capacity as Property Tax)
Commissioner;)
)
Defendant(s).)

Civil Action No.

CV 2024-900885.00

Notice of *Lis Pendens*

Please take notice that an action has been commenced and is now pending in the above-captioned Court upon complaint of Plaintiff Guardian Tax AL, LLC against the above-named defendant(s) seeking to foreclose on the Defendants' right to redeem and quiet title to the property known as 105 Oliver St, Pelham, AL, 35124; Parcel No. 13 6 24 3 001 007.000 (the "Property"), which is more properly described as follows:


Metes and Bounds as shown on Certificate of Purchase: COM INT N LN POPE RD W LN NE1/4 SE1/4 SW1/4 N 145(S) TO POB CONT N385.31 SW361 SW283 NW19.13 SW182.3 W32.27 TO POB

More particularly described as shown on the Boundary Survey by Michael G. Moates, No. 19262, dated October 21, 2003, recorded in the records of the Shelby County Judge of Probate at Instrument number 20160309000076690 on March 9, 2016 and as shown in the Legal Description attached hereto as "Exhibit A".

Address: 105, 107, and 109 Oliver Street, Pelham, AL 35124
Parcel No.: 13 6 24 3 001 007.000

Plaintiff respectfully requests that the Shelby County, Alabama Probate Judge record a copy of this Notice in the *Lis Pendens* book under Code of Alabama § 35-4-131 and that the Probate Judge index the names of the parties under Code of Alabama § 35-4-134.

Respectfully submitted this the **22nd** day of **August 2024**.


JEFFREY M. CHAPMAN (CHA069)
Attorney for Guardian Tax AL, LLC

OF COUNSEL:

2163 Highway 31, South, Suite 213
Pelham, Alabama 35124
(205) 663-1599

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel #1

COMMENCE AT THE NORTHEAST CORNER OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 24, T-20S, R-3W, SHELBY COUNTY, ALABAMA AND RUN S $88^{\circ} 09' 12''$ W FOR 668.22 FT. THENCE RUN S $02^{\circ} 20' 42''$ E FOR 98.31 FT. TO THE POINT OF BEGINNING. FROM SAID POB, CONTINUE S $02^{\circ} 20' 41''$ E FOR 283.57 FT. TO THE WEST MARGIN OF OLIVER STREET THENCE ALONG SAID STREET N $34^{\circ} 20' 07''$ E FOR 137.63 FT. THENCE CONTINUE ALONG STREET N $45^{\circ} 50' 10''$ E FOR 176.70 FT. THENCE LEAVING SAID STREET RUN N $82^{\circ} 05' 58''$ W FOR 400 FT TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.32 ACRES MORE OR LESS.

Parcel #2

COMMENCE AT THE NORTHEAST CORNER OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 24, T-20S, R-3W, SHELBY COUNTY, ALABAMA AND RUN S $88^{\circ} 09' 12''$ W FOR 668.22 FT. THENCE RUN S $02^{\circ} 20' 42''$ E FOR 98.31 FT. THENCE RUN S $02^{\circ} 20' 41''$ E FOR 80 FT. THENCE CONTINUE S $02^{\circ} 20' 42''$ E FOR 46.32 FT. TO THE POINT OF BEGINNING OF PARCEL #2. FROM SAID POB CONTINUE S $02^{\circ} 20' 41''$ E FOR 305.31 FT. THENCE RUN S $59^{\circ} 03' 02''$ E FOR 16.75 FT. TO THE WEST MARGIN OF OLIVER STREET. THENCE RUN ALONG SAID STREET N $48^{\circ} 14' 17''$ E FOR 187.71 FT. THENCE LEAVING SAID STREET RUN N $41^{\circ} 29' 41''$ W FOR 251.86 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING .59 ACRES MORE OR LESS.

Parcel #3

COMMENCE AT THE NORTHEAST CORNER OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 24, T-20S, R-3W, SHELBY COUNTY, ALABAMA AND RUN S $88^{\circ} 09' 12''$ W FOR 668.22 FT. THENCE RUN S $02^{\circ} 20' 42''$ E FOR 98.31 FT. THENCE RUN S $02^{\circ} 20' 41''$ E FOR 80 FT. TO THE POINT OF BEGINNING OF PARCEL #3. FROM SAID POB, RUN S $41^{\circ} 40' 26''$ E FOR 283.57 FT TO THE WEST MARGIN OF OLIVER STREET, THENCE ALONG SAID STREET S $40^{\circ} 32' 42''$ W FOR 30.42 FT. THENCE LEAVING SAID STREET, RUN N $41^{\circ} 29' 41''$ W FOR 251.86 FT. THENCE RUN N $02^{\circ} 20' 42''$ W FOR 46.32 FT TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING .18 ACRES MORE OR LESS.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/27/2024 12:32:00 PM
\$37.00 PAYGE
20240827000267360**

Allen S. Bayl