

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:
Deed Book: 326 Page 343
Instrument: 20240809000248060
Shelby County, Alabama records

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

GUARDIAN TAX AL, LLC,)
)
Plaintiff,)
)
v.)
)
ESTATE OF CHARLES L. HARPER,)
KEVIN WALTER DORIETY, individually)
and as Executor of the Estate of Charles L.)
Harper; FRED A DORIETY; BOB)
HARPER; PNC BANK, NATIONAL)
ASSOCIATION, as Successor by merger to)
Compass Bank; DON ARMSTRONG, only)
in his official capacity as PROPERTY TAX)
COMMISSIONER OF SHELBY)
COUNTY, ALABAMA;)
)
Defendant(s).)
)

Civil Action No.

CV 2024-900859.00

Notice of *Lis Pendens*

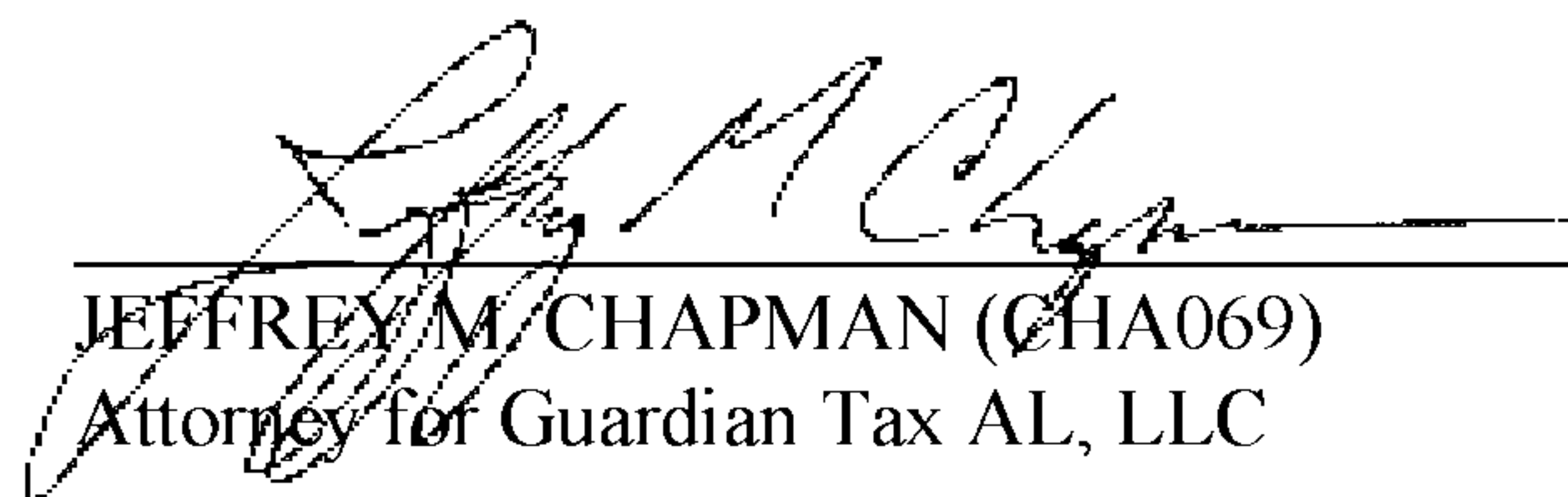
Please take notice that an action has been commenced and is now pending in the above-captioned Court upon complaint of Plaintiff Guardian Tax AL, LLC against the above-named defendant(s) seeking to foreclose on the Defendants' right to redeem and quiet title to the property known as 630 HWY 86, Calera, AL 35040; Parcel No. 28 6 13 0 000 014.001 (the "Property"), which is more properly described as follows:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 13, THENCE RUN NORTH 87 DEGREES 30 MINUTES EAST ALONG THE NORTH 1/4-1/4 LINE A DISTANCE OF 320 FEET, THENCE RUN SOUTH 02 DEGREES 10 MINUTES EAST A DISTANCE OF 573.5 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY 86 AND THE POINT OF BEGINNING. THENCE, CONTINUE LAST COURSE A DISTANCE OF 330 FEET, THENCE TURN LEFT 90 DEGREES 00 MINUTES AND RUN EASTERLY A DISTANCE OF 330 FEET, THENCE TURN LEFT A DISTANCE OF 330 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID COUNTY HIGHWAY, THENCE TURN LEFT 90 DEGREES 00 MINUTES AND RUN WESTERLY ALONG SAID COUNTY HIGHWAY A DISTANCE OF 330 FEET TO THE POINT OF BEGINNING. CONTAINS 2.5 ACRES, MORE OR LESS.

Address: 680 Hwy 86, Calera, AL 35040
Parcel No.: 28 6 13 0 000 014.001

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 19th 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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/27/2024 12:44:39 PM
\$32.00 PAYGE
20240827000267370

Allen S. Bayl