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Prepared by and return to:
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2163 Highway 31, South, Suite 213
Pelham, Alabama 35124

Cross Reference:
Instrument: 20170110000008340
Instrument: 20240809000248050
Shelby County, Alabama records

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

GUARDIAN TAX AL, LLC,

Plaintiff,

v.

**HEIRS OF LOUISE DICKEY;
ROBERT F. RANSON; RICHARD
BLAKE RANSON; JAMES ERIC
RANSON; ALABAMA MEDICAID
AGENCY; DON ARMSTRONG only in
his capacity as, PROPERTY TAX
COMMISSIONER;**

Defendant(s).

Civil Action No.

CV 2024-900888.00

Notice of Lis Pendens

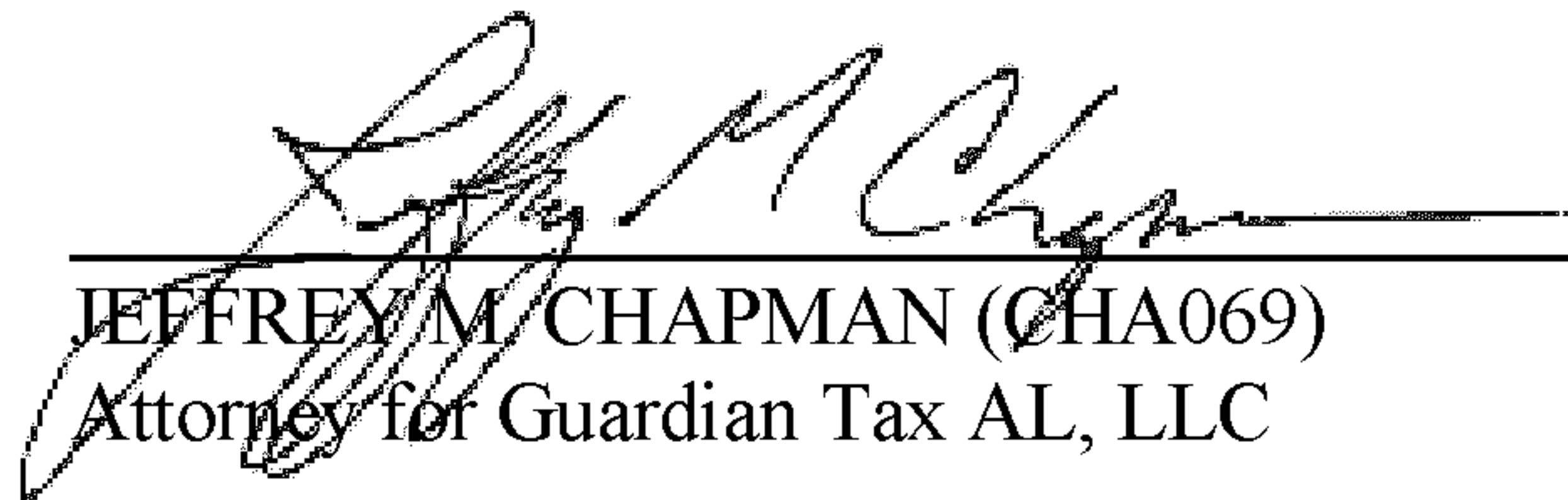
Please take notice that an action has been commenced and is now pending in the above
-captioned Court upon complaint of Plaintiff Guardian Tax AL, LLC against the above-named
defendant(s) seeking to foreclose on the Defendants' right to redeem and quiet title to the
property known as 265 Addison Dr, Calera, AL, 35040; Parcel No. 28 4 17 1 004 036.000
(the "Property"), which is more properly described as follows:

LOT 230, According to the Final Plat of Camden Cove West, Sector 3 Phase 3, as recorded in Map Book 39, page 131, in the probate Office of Shelby County, Alabama.

Address: 265 Addison Dr, Calera, AL, 35040
Parcel No.: 28 4 17 1 004 036.000

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 23rd day of **August 2024**.


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

OF COUNSEL:

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/27/2024 12:49:08 PM
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