



20240913000285150 1/2 \$31.00  
Shelby Cnty Judge of Probate, AL  
09/13/2024 11:54:52 AM FILED/CERT

## **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.**

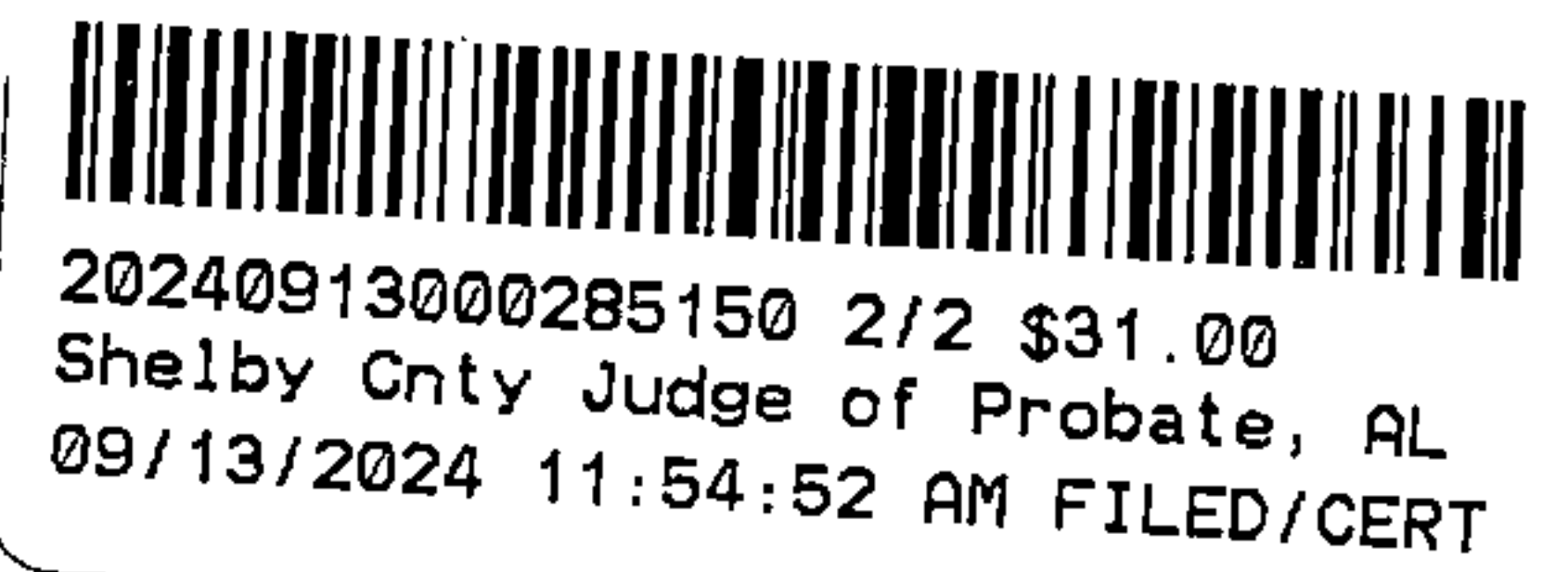
**CASE NO. PR-2024-001113**

**JAMES BEARDEN; STACEY BEARDEN;**  
**MCLP ASSET COMPANY, INC.;**  
**HOUSEHOLD FINANCE CORPORATION**  
**OF ALABAMA; STATE OF ALABAMA**  
**DEPARTMENT OF REVENUE;**  
**CADENCE 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 13th day of September, 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): James Bearden, Owner of fee; Stacey Bearden, Homestead interest; MCLP Asset Company, Inc., Mortgagee by assignment; Household Finance Corporation of Alabama, Mortgagee; State of Alabama Department of Revenue, Lienholder; Cadence Bank f/k/a



Bancorpsouth Bank, Lienholder; Don Armstrong, Shelby County  
Property Tax Commissioner, ad valorem property taxes

Property description: North South Water Main Connector Project Tract No. 19:

A 30 foot utility easement situated in the Southwest quarter of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, lying East of, parallel with, and adjacent to a 100 foot Alabama Power Transmission Main right-of-way, Lay Dam - Leeds, AX-403846 running Northwesterly and Southeasterly as recorded in the Office of the Judge of Probate of Shelby County Alabama, with the centerline of said 30 foot easement being more particularly described as follows:

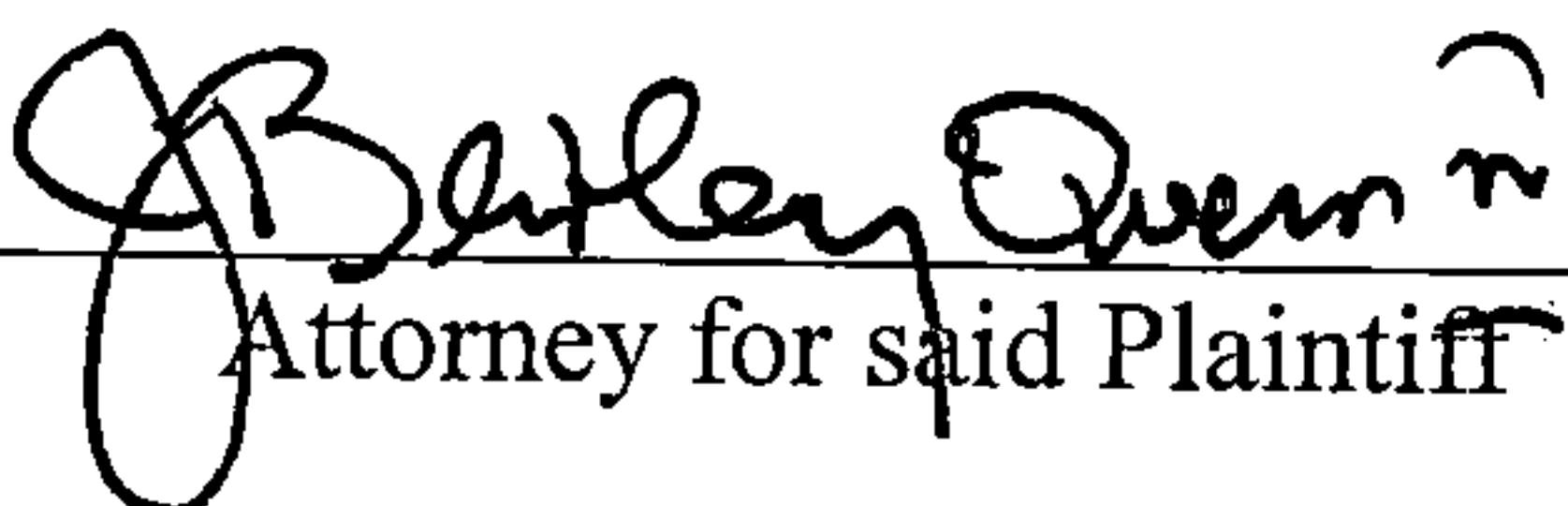
Commence at the Southwest corner of the SW 1/4 of said Section 5; thence run East along the South line of said SW 1/4 section for a distance of 1,917 feet more or less to the point being 15 feet off of the Alabama Power Company Transmission Main right of way and on the South line of said Section; thence turn and angle to the left of  $95^{\circ}\pm$  and run in a Northwesterly direction for a distance of 434 feet more or less to a point on the line of the said parcel, said point being the point of beginning of the 30 foot easement herein described; thence continue for a distance of 54 feet more or less to a point on the line of said parcel and point of termination of the 30 foot easement described herein. Said easement contains 0.04 acres, more or less.

During the period of construction, the permanent easement area shall be temporarily enlarged for the purposes stated above, provided, however, the temporary construction easement area shall not exceed (10) feet in width. This temporary construction easement shall automatically terminate in three (3) years or upon completion and acceptance of the Project, whichever occurs first, and thereafter will constitute no cloud on the title of the owner.

Description of above property is taken from 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