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Shelby Cnty Judge of Probate, AL
09/25/2024 11:16:29 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-2024-1166

**TINA MARIE SMITH; GEORGE WESLEY
SMITH;
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.;
FIRST HORIZON 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 25th 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): Tina Marie Smith, Owner of fee; George Wesley Smith, Owner of fee; Mortgage Electronic Registration Systems, Inc., Mortgagee; First Horizon Bank, Lender; Don Armstrong, Shelby County Property Tax Commissioner, ad valorem property taxes



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Property description: North South Water Main Connector Project Tract No. 34:

A 30 foot utility easement situated in the Southwest quarter of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama, lying to West 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 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 32; thence run East along the South line of said SW 1/4 section for a distance of 1,350 feet more or less to a point being on the South line of said SW 1/4 of section and being 15 feet off of the Alabama Power Company Transmission Main right of way, said point being on the South line of said parcel and the point of beginning of the 30 foot easement herein described; thence turn an angle to the left of 97 deg. \pm and run in a Northwesterly direction for a distance of 198 feet more or less to a point on the North line of said parcel and point of termination of the 30 foot easement described herein. Said easement contains 0.14 acres, more or less.

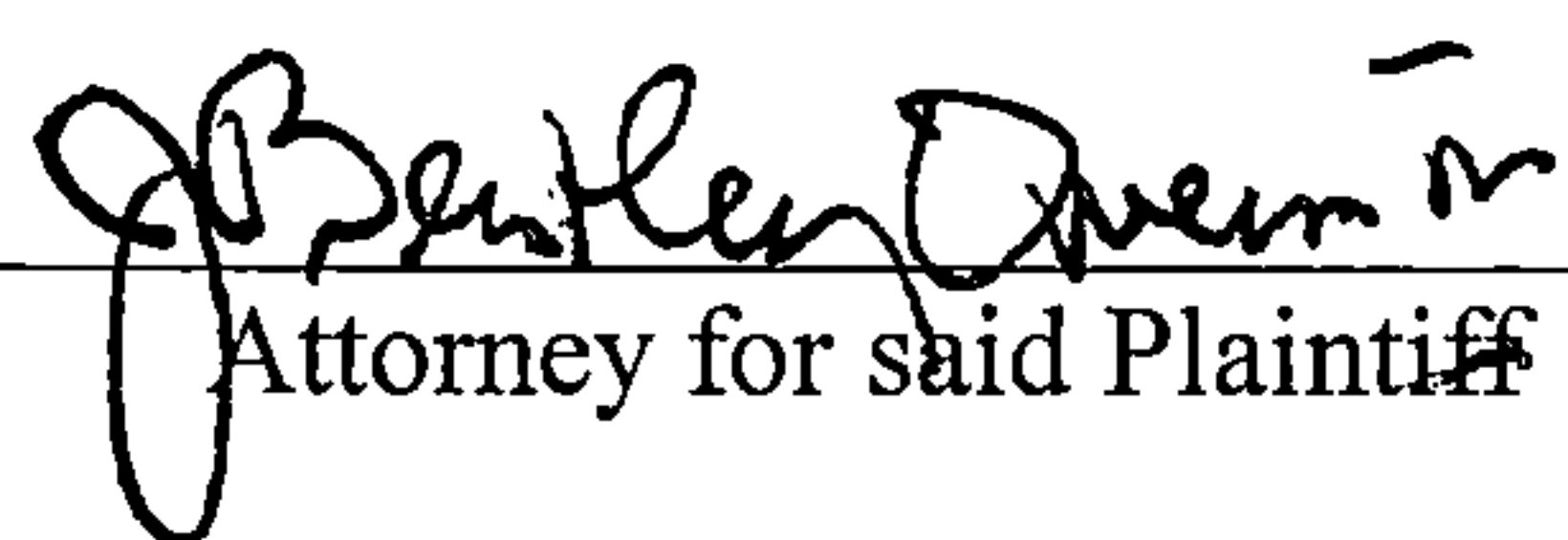
During the period of construction, the permanent easement area shall be temporarily enlarged for the purposes stated above, provided, however, the temporary construction easement area shall not exceed (10) feet in width. This temporary construction easement shall automatically terminate in three (3) 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