

20241031000339870 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
10/31/2024 10:14:48 AM FILED/CERT

NOTICE OF LIS PENDENS

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

STATE OF ALABAMA,

Plaintiff,

v.

CASE NO. PR-2024- 001324

DAVID F. FARNSWORTH; WENDY
M. FARNSWORTH; MUTUAL
SAVINGS CREDIT UNION;
DONALD ARMSTRONG, in his official
capacity as Property Tax Commissioner of
Shelby County, Alabama; BLANK
COMPANY, a corporation, the owner of
the property described in the Complaint;
JOHN DOE and MARY DOE, 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 the State of Alabama, by its attorney, and files herewith notice to all persons concerned that on the 30th day of October, 2024, condemnation proceedings were commenced in the Probate Court of Shelby County, Alabama, whereby said State of 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):

David F. Farnsworth, Owner of fee; Wendy M. Farnsworth,
Owner of fee; Mutual Savings Credit Union, Mortgagee;
Donald Armstrong, Property Tax Commissioner

Property description:

A part of the SE ¼ of the NW ¼ of Section 23, Township 21 South, Range 3 West,



20241031000339870 2/2 \$27.00
Shelby Cnty Judge of Probate, AL
10/31/2024 10:14:48 AM FILED/CERT

identified as Tract No. 9 on Project No. STPBH-0119(510) in Shelby County, Alabama, and being more fully described as follows:

Commencing at the NE corner of the SE quarter of the NW quarter, Section 23, Township 21 South, Range 3 West; thence West and along the North quarter section line a distance of 1161 feet, more or less, to a point on the acquired R/W line (said line between a point that is offset 95 feet RT and perpendicular to centerline of project at station 94+00 and a point that is offset 125 feet RT and perpendicular to centerline of project at PT station 96+58.85); thence S 13 deg. 37 min. 10 sec. W and along the acquired R/W line a distance of 143 feet, more or less, to a point on the acquired R/W line (said point offset 95 feet RT and perpendicular to centerline of project at station 94+00); thence following the curvature thereof an arc distance of 90.39 feet and along the acquired R/W line to a point on the acquired R/W line (said line offset 95 feet RT and parallel with centerline of project) (said point also on the grantor's North property line) (said arc having a chord bearing of S 1 deg. 34 min. 13 sec. W, a counterclockwise direction, a chord distance of 90.38 feet, and a radius of 1905.00 feet), which is the point of BEGINNING; thence following the curvature thereof an arc distance of 418.02 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 95 feet RT and perpendicular to centerline of project at PC station 88+66.23) (said arc having a chord bearing of S 6 deg. 4 min. 32 sec. E, a counterclockwise direction, a chord distance of 417.18 feet, and a radius of 1905.00 feet); thence S 12 deg. 21 min. 42 sec. E and along the acquired R/W line a distance of 223.11 feet to a point on the grantor's South property line; thence N 88 deg. 26 min. 18 sec. W and along the grantor's said property line a distance of 77.60 feet to a point on the present East R/W line of SR-119; thence N 12 deg. 3 min. 10 sec. W and along said present R/W line a distance of 241.70 feet to a point on said present R/W line; thence following the curvature thereof an arc distance of 400.51 feet and along said present R/W line to a point on the grantor's North property line (said arc having a chord bearing of N 5 deg. 55 min. 0 sec. W, a clockwise direction, a chord distance of 399.74 feet, and a radius of 1869.87 feet); thence S 87 deg. 32 min. 57 sec. E and along the grantor's said property line a distance of 77.40 feet to the point and place of BEGINNING, containing 1.114 acres, more or less.

Description of above property is taken from right of way map of said project on file in the office of State of Alabama Department of Transportation 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.

STATE OF ALABAMA

By J. Bentley Owens
J. Bentley Owens, III (OWE004)
Attorney for said Plaintiff
P.O. Box 587
Columbiana, AL 35051
(205) 669-6783