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Shelby Cnty Judge of Probate, AL  
12/27/2024 10:23:42 AM FILED/CERT

**IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA**

**VULCAN MECHANICAL  
SERVICES, INC.**

**Plaintiff,**

**VS.**

**) CASE NO: 58-CV-2024-901353.00**

**HERTZ INVESTMENT  
GROUP, LLC.**

**Defendant.**

## NOTICE OF LIS PENDENS

NOTICE IS HEREBY GIVEN that, **VULCAN MECHANICAL SERVICES, INC.**, commenced a civil action against **HERTZ INVESTMENT GROUP, LLC**, on December 18, 2024, in which the Plaintiff claims a right, title, interest or claim in and to the following described property:

Part of the West half of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at a point where the North line of the South half of the Southeast quarter of the Northwest quarter of Section 36, Township 18 South, Range 2 West intersects the Southwesterly right of way of U.S. Highway 280 and run North 88 degrees 24 minutes 25 seconds West along same 1114.10 feet to the point of beginning of herein described parcel; thence South 01 degrees 35 minutes 35 seconds West, 75.50 feet, thence North 88 degrees 24 minutes 25 seconds West 5.00 feet; thence South 01 degrees 35 minutes 35 seconds West 25.00 feet; thence South 88 degrees 24 minutes 25 seconds East 55.92 feet; thence South 29 degrees 39 minutes 25 seconds East paralleling existing parking lots of Building 10 and 22, 388.34 feet; thence North 60 degrees 20 minutes 35 seconds East 29.00 feet to a point on the existing back of curb of drive into Building 10; thence the following courses along said back of curb, South 29 degrees 39 minutes 25 seconds East,



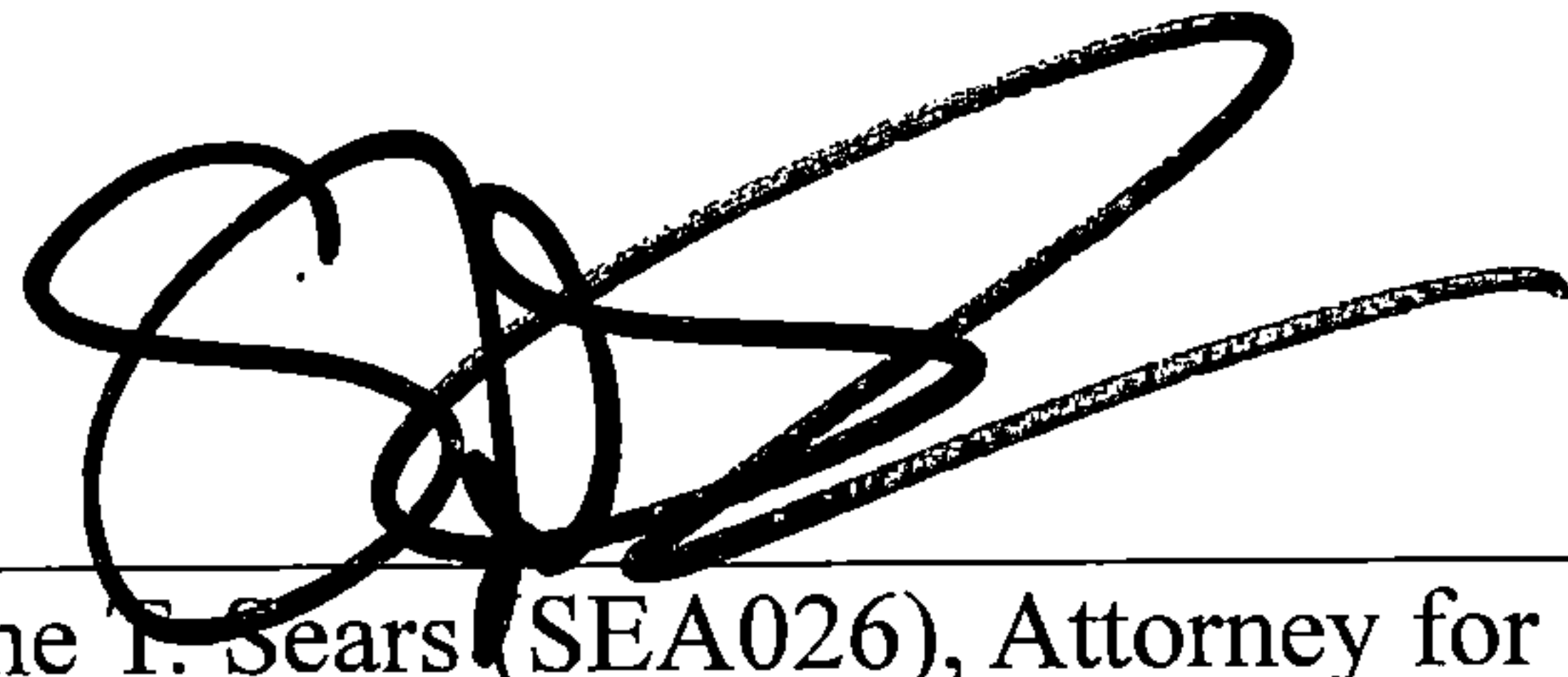
28.26 feet; thence South 43 degrees 00 minutes 24 seconds West 8.85 feet to the Point of Curve of curve to the left, having a radius of 321.55 feet and a central angle of 32 degrees 08 minutes 29 seconds; thence South 26 degrees 56 minutes 09 seconds West along the chord of said curve 178.02 feet to the Point of Tangent; thence South 10 degrees 51 minutes 55 seconds West 35.08 feet to a point on a curve to the right and on the centerline of common drive for Buildings 10 and 22, said curve having a radius of 116.00 feet and a central angle of 67 degrees 11 minutes 32 seconds; thence the following courses along said centerline of drive, South 45 degrees 54 minutes 33 seconds East along the chord of said curve 128.37 feet; thence South 12 degrees 18 minutes 47 seconds East 71.95 feet to the Point of Curve of curve to the left, having a radius of 213.00 feet and a central angle 16 degrees 09 minutes 39 seconds; thence South 20 degrees 23 minutes 37 seconds East along the chord of said curve 59.88 feet to the Point of Tangent; thence South 28 degrees 28 minutes 27 seconds East 5.13 feet to a point on a curve to the right on the Northerly right of way of Inverness Center Parkway, said curve having a radius of 1325.00 feet and a central angle of 11 degrees 50 minutes 45 seconds; thence South 59 degrees 16 minutes 51 seconds West along the chord of said curve 273.45 feet to the Point of Tangent; thence South 65 degrees 12 minutes 13 seconds West continuing along said right of way 234.70 feet to the Point of Curve of curve to the left, having a radius of 985.24 feet and a central angle of 1 degrees 49 minutes 24 seconds thence South 64 degrees 17 minutes 32 seconds West continuing along said right of way 31.35 feet to an intersection with a curve to the right being on the back of the Easterly curb of the entrance drive to Inverness Office Center, Site-4. (The 40's), said curve having a radius of 68.08 feet and a central angle of 55 degrees 56 minutes 13 seconds; thence the following courses along said Easterly back of curb of entrance drive; North 50 degrees 56 minutes 42 seconds West along the chord of said curve 63.86 feet to the Point of Tangent; thence North 22 degrees 58 minutes 36 seconds West 5.09 feet to the Point of Curve of curve to the right, having a radius of 58.90 feet and a central angle of 20 degrees 29 minutes 35 seconds; thence North 12 degrees 43 minutes 48 seconds West along the chord of said curve 20.95 feet to the Point of Tangent; thence North 02 degrees 29 minutes 00 seconds West 36.87 feet to the Point of Curve of curve to the left, having a radius of 229.01 feet and a central angle of 43 degrees 55 minutes 17 seconds; thence North 24 degrees 52 minutes 29 seconds West along the chord of said curve 171.28 feet to the Point of Tangent; thence North 53 degrees 14 minutes 04 seconds West 133.54 feet to the Point of Curve of curve to the right, having a radius of 275.00 feet and a central angle of 19 degrees 48 minutes 04 seconds; thence North 43 degrees 20 minutes 02 seconds West along the chord of said curve 94.57 feet to a point on said curve; thence North 36 degrees 15 minutes 02 seconds East leaving said back of curb and paralleling existing parking lots of

Site-4 and Building 22, 682.41 feet; thence North 01 degrees 36 minutes 01 seconds East 166.08 feet to a point on said North line of the South half of the Southeast quarter of the Northwest quarter of Section 36; thence South 88 degrees 24 minutes 25 seconds East along said same 52.95 feet to the Point of Beginning.

**Building 22, 22 Inverness Center Parkway, Hoover, Alabama 35242.**

In the aforesaid civil action, Plaintiff alleges the following:

1. Defendant, Hertz Investment Group, LLC, owns the property described above.
2. Pursuant to its contract with Defendant, Hertz Investment Group, LLC, Plaintiff, Vulcan Mechanical Services, Inc., performed work, labor, and materials on the property located at Building 22, 22 Inverness Center Parkway, Hoover, Alabama 35242 totaling the amount of \$178,238.01.
3. Vulcan Mechanical Services, Inc.'s work, labor, and materials included inspecting and repairing an industrial chiller unit along with renting a temporary chiller during the time the repairs were being made.
4. The indebtedness remained unpaid when the entirety of the indebtedness matured on July 18, 2024. Therefore, Plaintiff, Vulcan Mechanical Services, Inc., filed a mechanics and materialmen's lien (20240703000202880) claiming separately and severally, as to the land, buildings and improvements located at Building 22, 22 Inverness Center Parkway, Hoover, Alabama 35242.
5. The amount of \$178,238.01 is due and unpaid to Vulcan Mechanical Services, Inc. along with attorney's fees and costs of court pursuant to its contract with Hertz Investment Group, LLC.



Shane T. Sears (SEA026), Attorney for  
Plaintiff, Vulcan Mechanical Services, Inc.

**OF COUNSEL:**

The Sears Firm, P.C.

*Sears Building*

5809 Feldspar Way, Suite 200

Birmingham, AL 35244

(205) 989-1709

(866) 754-9453 (fax)

[shane.sears@searsandsearslaw.com](mailto:shane.sears@searsandsearslaw.com)

[searsandsearslaw.com](http://searsandsearslaw.com)



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