

STATE OF ALABAMA)
COUNTY OF SHELBY)

NOTICE OF LIS PENDENS



20250207000038180 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
02/07/2025 11:07:01 AM FILED/CERT

Notice is hereby given that Brittany Shell, formerly Brittany Shell Griffin, by and through her counsel of record, Samantha Rush, commenced a civil action against Brian Scott Griffin on February 7, 2025, and bearing the case number 58-DR-2020-900145.01, in which the Plaintiff claims a right, title, interest and claim as a continued true owner of the aforesaid property located at 17323 Highway 61, Wilsonville, Alabama 35186. The parcel of land is described as set for in Exhibit A Legal Description attached hereto and expressly made a part hereof by reference. The Quitclaim Deed filed in as instrument 20240605000167690 and filed in Shelby County Judge of Probate in Alabama on June 5, 2024 relating to the aforesaid property bears a forged signature of the true joint owner Brittany Shell, formerly Brittany Shell Griffin.

RUSH LAW FIRM LLC

Samantha Rush (RUS054)

Attorney for Plaintiff

106 North Main Street

Post Office Box 1591

Columbiana, Alabama 35051

Email: samantha@rushlawllc.com

Telephone: 205-610-8221

EXHIBIT A LEGAL DESCRIPTION



20250207000038180 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
02/07/2025 11:07:01 AM FILED/CERT

A Parcel of land to be known as Lot 2 of Mack's Place, which has been approved by Shelby County Department of Development Services and is in the process of being recorded, being more particularly described as follows:

Commence at the SW Corner of the NW 1/4 of the SE 1/4 of Section 32, Township 20 South, Range 1 East, Shelby County, Alabama; thence N00°00'00"E, a distance of 1336.50'; thence N00°16'28"W, a distance of 1211.03' to the Southerly R.O.W. line of Shelby County Highway 61; thence S87°57'31"E and along said R.O.W. line, a distance of 30.02' to the POINT OF BEGINNING; thence S00°16'28"E and leaving said R.O.W. line, a distance of 1064.62'; thence N89°58'17"E, a distance of 245.88'; thence N00°00'00"E, a distance of 432.41'; thence S89°58'17"W, a distance of 154.94'; thence N00°01'43"W, a distance of 628.74' to the Westerly R.O.W. line of above said Highway 61; thence N87°57'31"W and along said R.O.W. line, a distance of 95.79' to the POINT OF BEGINNING.