

NOTICE OF LIS PENDENS

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

SHELBY COUNTY, ALABAMA,

Plaintiff,

v.

CALDWELL CROSSINGS DENTISTRY
PROPERTY, LLC; REGIONS BANK;
THE LAMAR COMPANIES;
JACOB TIDMORE, 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.

CASE NO. PR-2025- 001389

20250401000096810 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
04/01/2025 03:32:45 PM FILED/CERT

Comes now Shelby County, Alabama, by its attorney, and files herewith notice to all persons concerned that on the 1st day of April, 2025, condemnation proceedings were commenced in the Probate Court of Shelby County, Alabama, whereby 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):

Caldwell Crossings Dentistry Property, LLC, owner; Regions Bank, mortgagee; The Lamar Companies, lessee; Jacob Tidmore, as Property Tax Commissioner of Shelby County, Alabama

Property description:



20250401000096810 2/2 \$27.00
Shelby Cnty Judge of Probate, AL
04/01/2025 03:32:45 PM FILED/CERT

Project No. STPBH-9802(905) Tract No. 24:

Commencing at the SE corner of the NE 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 2 West; run thence N 88 deg. 59 min. 50 sec. W a distance of 581.16 feet, more or less to a point; run thence N 00 deg. 26 min. 11 sec. E a distance of 322.24 feet, more or less, to the Point of Beginning; run thence along an arc 132.51 feet, more or less, to the left, having a radius of 867.43 feet, the chord of which is N 89 deg. 21 min. 19 sec. W a distance of 132.38 feet, more or less to a point; run thence N 00 deg. 50 min. 01 sec. E a distance of 7.62 feet, more or less to a point; run thence along an arc 132.21 feet, more or less, to the right, having a radius of 900.00 feet, the chord of which is S 89 deg. 54 min. 33 sec. E for a distance of 132.09 feet, more or less to a point; run thence S 01 deg. 07 min. 10 sec. E a distance of 8.90 feet, more or less, to the Point of Beginning, containing 0.025 acres, more or less.

Temporary Construction Easement Project No. STPBH-9802(905) Tract No. 24:

Commencing at the SE corner of the NE 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 2 West; run thence N 88 deg. 59 min. 50 sec. W a distance of 584.68 feet, more or less; run thence N 01 deg. 00 min. 10 sec. E a distance of 331.11 feet, more or less, to the Point of Beginning; run thence along an arc 132.21 feet, more or less, to the left, having a radius of 900.00 feet, the chord of which is N 89 deg. 54 min. 33 sec. W for a distance of 132.09 feet, more or less; run thence N 00 deg. 50 min. 01 sec. E a distance of 15.06 feet, more or less to a point; run thence along an arc 131.69 feet, more or less, to the right, having radius of 915.00 feet, the chord of which is S 89 deg. 54 min. 46 sec. E for a distance of 131.57 feet, more or less; run thence S 01 deg. 07 min. 10 sec. E a distance of 15.07 feet, more or less to the Point of Beginning, containing 0.045 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.

SHELBY COUNTY, ALABAMA

By 

J. Bentley Owens, III (OWE004)

Attorney for said Plaintiff

P.O. Box 587

Columbiana, AL 35051

(205) 669-6783