

NOTICE OF LIS PENDENS

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

SHELBY COUNTY, ALABAMA,

Plaintiff,

v.

CASE NO. PR-2025- 001402

CAMELLIA REALTY HOLDINGS, LLC;
PNC BANK, NATIONAL ASSOCIATION;
LONG MOUNTAIN, LLC;
JACOB TIDMORE, 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.

20250401000096820 1/4 \$33.00
Shelby Cnty Judge of Probate, AL
04/01/2025 03:36:06 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):

Camellia Realty Holdings, LLC, Owner of fee; PNC Bank, National Association, Mortgagee; Long Mountain, LLC, Easement holder; Jacob Tidmore, as Property Tax Commissioner of Shelby County, Alabama

Property description:

A part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 30, Township 19 South, Range 2 West, identified as Tract No. 9 on Project No. IMD-STPBH-7112(602) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the Northwest corner of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West; thence easterly and along the quarter section line a distance of 1018 feet, more or less, to a point on the acquired right-of-way line of Valleydale Road (said line is between a point offset 60.00 feet left and perpendicular to the project centerline at Station 110+16.48 and a point offset 64 feet left and perpendicular to the project centerline at Station 110+75.00); thence westerly along the acquired right-of-way line a distance of 314 feet, more or less, to a point on the grantor's property line (said point also on the acquired right-of-way line) being the point of beginning; thence S 00 deg. 25 min. 11 sec. E along the grantor's said property line a distance of 25.21 feet to a point on the present north right-of-way line of Valleydale Road; thence S 57 deg. 14 min. 31 sec. W along said present right-of-way line a distance of 159.19 to a point on the grantor's west property line; thence N 00 deg. 21 min. 21 sec. W along the grantor's said property line a distance of 19.99 feet to a point on the acquired right-of-way line (said line 50.00 feet left and parallel to the centerline of the project); thence along the acquired right-of-way line and along the arc of said curve a distance of 54.96 feet (a curve to the right having a chord bearing N 59 deg. 15 min. 09 sec. E, a distance of 54.96 feet and a radius of 8050.00 feet) to a point on the acquired right-of-way line (said point offset 50.00 feet left and perpendicular to the project centerline at Station 107+05.00); thence N 59 deg. 19 min. 43 sec. E along the acquired right-of-way line a distance of 69.68 feet to a point on the acquired right-of-way line (said line offset 50.00 feet left and perpendicular to the project centerline at Station 107+75.00); thence N 30 deg. 54 min. 45 sec. W along the acquired right-of-way line a distance of 10.00 feet to a point on the acquired right-of-way line (said point offset 60.00 feet left and perpendicular to the project centerline at Station 107+75.00); thence along the acquired right-of-way line and along the arc of the curve a distance of 37.09 feet (a curve to the left having a chord bearing N 58 deg. 57 min. 13 sec. E, a distance of 37.09 feet and a radius of 7940.00 feet) to the point and place of beginning, containing 0.059 acre(s), more or less.

Temporary construction easements and rights of way for the following purposes: to enter upon the hereinafter described land and grade, level, fill, drain, pave and build a road or highway, together with such bridges, culverts, ramps, and cuts as may be necessary, for a period of three years or until completion of the project, whichever is later, on, over, and across the following described property as shown on the right-of way map of Project No. IMD-STPBH-7112(602) Tract No. 9:

Temporary Construction Easement 1 of 2:



20250401000096820 3/4 \$33.00
Shelby Cnty Judge of Probate, AL
04/01/2025 03:36:06 PM FILED/CERT

Beginning at a point on the grantor's west property line and a point on the acquired right-of-way line (said line offset 50.00 feet left and parallel to the project centerline); thence N 00 deg. 21 min. 21 sec. W along the grantor's said property line a distance of 5.81 feet to a point on the required easement line (said line offset 55.00 feet left and parallel to the project centerline); thence along the required easement line and along the arc a distance of 21.83 feet (a curve to the right having a chord bearing N 59 deg. 09 min. 20 sec. E, a distance of 21.83 feet and a radius of 8055.00 feet) to a point on the required easement line (said point offset 55.00 feet left and perpendicular to the project centerline at Station 106+75.00); thence S 30 deg. 46 min. 00 sec. E along the required easement line a distance of 5.00 feet to a point on the acquired right-of-way line (said point offset 50.00 feet left and perpendicular to the project centerline at Station 106+75.00); thence along the acquired right-of-way line and along the arc a distance of 24.77 feet (a curve to the left having a chord bearing S 59 deg. 08 min. 42 sec. W, a distance of 24.77 feet and a radius of 8050.00 feet), to the point and place of beginning, containing 0.003 acre(s), more or less.

Temporary Construction Easement 2 of 2:

Beginning at a point on grantor's east property line (point also on the acquired right-of-way line) (said point offset 60.00 feet left and perpendicular to the project centerline at Station 106+75.00); thence N 15 deg. 45 min. 23 sec. W along the required easement line a distance of 62.18 feet to a point on the required easement line (said point offset 120.00 feet left and perpendicular to the project centerline at Station 107+91.50); thence along the required easement line and along the arc a distance of 56.31 feet (a curve to the right having a chord bearing N 58 deg. 45 min. 52 sec. E, a distance of 56.31 feet and a radius of 7880.00 feet) to a point on the grantor's east property line; thence S 00 deg. 25 min. 11 sec. E along the grantor's said property line a distance of 69.92 feet to a point on the acquired right-of-way line (said line offset 60.00 feet left and parallel to the project centerline); thence along the acquired right-of-way line and along the arc of said curve a distance of 37.09 feet (said curve having a chord bearing S 58 deg. 57 min. 13 sec. W and a distance of 37.09 feet) the radius of said curve being 7940.00 feet, to the point and place of beginning, containing 0.064 acre(s), more or less.

The temporary easements are for a period of 3 years, or until the completion of the highway widening project, whichever is later. It is expressly understood that all rights, title and interest to the above-described temporary construction easements shall revert to the grantor(s) upon completion of said project.

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.



20250401000096820 4/4 \$33.00
Shelby Cnty Judge of Probate, AL
04/01/2025 03:36:06 PM FILED/CERT

SHELBY COUNTY, ALABAMA

By J. Bentley Owens III

J. Bentley Owens, III (OWE004)

Attorney for said Plaintiff

P.O. Box 587

Columbiana, AL 35051

(205) 669-6783