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Prepared by and return to:  
Jeffrey M. Chapman, Esq.  
2163 Highway 31, South, Suite 213  
Pelham, Alabama 35124

Cross Reference:  
Deed Book: 304 Page:137  
Instrument Number 20231106000324990  
Shelby County, Alabama records

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

**GUARDIAN TAX AL, LLC,**

Plaintiff,

v.

**ESTATE OF CLARA B. CHAMPION,  
STATE OF ALABAMA DEPARTMENT  
OF REVENUE, JAMES R. LOGAN,  
individually and as Personal  
Representative of the Estate of Clara B.  
Champion, JEFFERY S. CHAMPION,  
DON ARMSTRONG, only in his official  
capacity as PROPERTY TAX  
COMMISSIONER OF SHELBY  
COUNTY, ALABAMA;**

Defendant(s).

Civil Action No.

CV-2023-900826.00

**NOTICE OF TERMINATION OF *LIS PENDENS***

Notice is hereby given that the Notice of Lis Pendens recorded at Instrument number 20231106000324990, and the civil action referred to therein are terminated and that the aforesaid Notice of *Lis Pendens* shall henceforth be of not force and effect for the following properties and the above defendants:

From the SE corner of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Section 22, Township 19 South, Range 1 East, run West along the south boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  section a distance of 288.61 feet; thence right 90 deg. 16 min. a distance of 12.31 feet to the point of beginning; thence continue a distance of 219.01 feet; thence left 95 deg. 23 min. a distance of 199.76 feet; thence left 83 deg. 57 min. a distance of 264.49 feet; thence left 107 deg. 21 min. along the north R/O/W line of U.S. Highway 280 a distance of 143.98 feet; thence left 2 deg. 52 min. still along the R/O/W line of U.S. Highway 280 a distance of 68.00 feet to the point of beginning.

Address: 3562 Westover Road, Sterrett, AL 35147  
Parcel ID#: 08-5-22-0-001-040.000

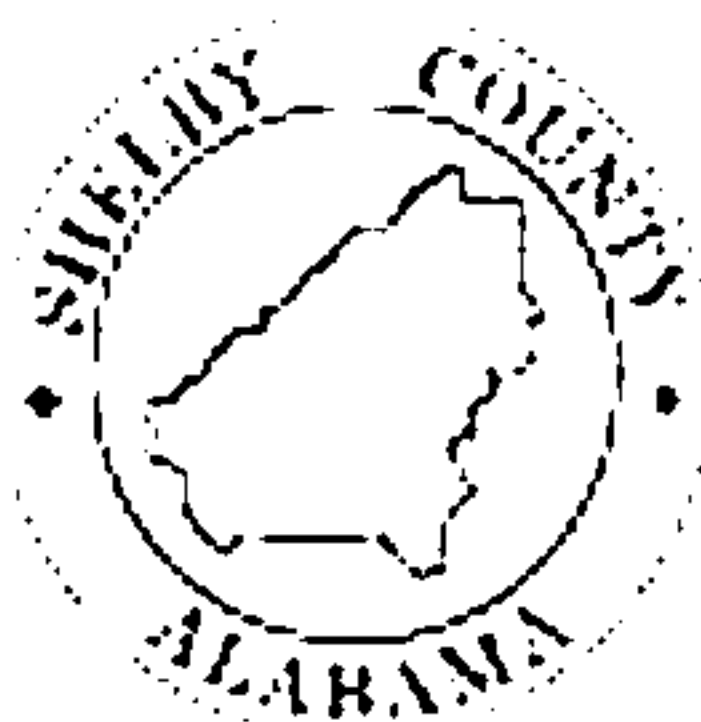
Plaintiff respectfully requests that the Shelby County, Alabama Probate Judge record a copy of this Notice in the *Lis Pendens* book under Code of Alabama § 35-4-131 and that the Probate Judge index the names of the parties under Code of Alabama § 35-4-134.

Respectfully submitted this the 1<sup>st</sup> day of **July 2025**.

  
JEFFREY M. CHAPMAN (CHA069)  
Attorney for Guardian Tax AL, LLC

OF COUNSEL:

2163 Highway 31, South, Suite 213  
Pelham, Alabama 35124  
(205) 663-1599



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/02/2025 02:03:05 PM  
\$29.00 PAYGE  
20250702000201590

*Allie S. Bayl*