

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

WALTER CUNNINGHAM,)

Plaintiff,)

v.)

Case No.:

THE FOLLOWING DESCRIBED PROPERTY:)

BEG 515' SE OF INT W LN NE1/4 & NE R/W)

CTRL OF GA RR TH NW 876' TH N 720' (S))

TH SELY 590' (S) TH S 866' TO POB S14)

T18S R01E AC 10.00)

Said property having a parcel ID#)

58-04-06-14-0-001-036.01)

Personally against MILDRED CUNNINGHAM,))

and any and all heirs at law of MILDRED)

CUNNINGHAM; MARGARET R. STRACNER;)

DAVID PAUL WILLIAMSON; and JACOB)

TIDMORE, in his capacity as Shelby County)

Tax Collector; and all of their heirs, assigns,))

successors, and beneficiaries, whose)

addresses are unknown to the Plaintiff,)

and any and all unknown parties, including)

any persons claiming any interest therein,)

or who may claim any interest in the)

above-described property,)

Defendants.)

NOTICE OF LIS PENDENS

Pursuant to Code of Alabama §35-4-131, notice is hereby given that the action titled above has been commenced and is pending in the Court named above. As to the following real property located in Shelby County, Alabama, described as follows:

Commence at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 14, Township 18 South, Range 1 East and run thence West, along the North line of said quarter – quarter section, a distance of 890 feet to the point of beginning of the parcel herein described, said point of beginning being within the right of way of Alabama Highway No. 25 and being the Northwest corner of a parcel heretofore conveyed to Barbara Williamson, as shown by deed recorded in Deed Book 281 page 488, Office of the Judge of Probate of Shelby County, Alabama; thence run South, parallel with the

West line of said quarter – quarter section, a distance of 866.00 feet to a point on the North right of way of the Central of Georgia Railroad; thence run Northwesterly, along the North right of way of said railroad, a distance of 876.00 feet to the Southeast corner of a parcel, according to survey of Thos. J. Sanders, and David T. Walsh, Register Land Surveyors, dated December, 1967; run thence North 18 degrees 30 minutes East a distance of 763.00 feet to a point on the South right of way line of said Alabama Highway No. 25; thence run Southeasterly along the South right of way line of said Highway, to the intersection thereof with the North line of said Northwest Quarter of Northeast Quarter of said Section 14; thence run East, along the North line of said quarter – quarter section to the point of beginning, containing 660 feet, more or less, frontage of said Alabama Highway No. 25, said parcel being situated in the Southwest Quarter of Northeast Quarter, the Southeast Quarter of Northwest Quarter, the Northeast Quarter of Northwest Quarter, and the Northwest Quarter of Northeast Quarter of Section 14, Township 18 South, Range 1 East. Subject to right of way of Alabama Highway No. 25 and subject to any other easements and rights of ways of record, according to survey of Thos. J. Sanders, and David T. Walsh, Registered Land Surveyors, dated December 1967.

Said property having a parcel ID# of 58-04-06-14-0-001-036.001

Notice is further given that the object of the above styled action is to foreclose the Defendants' right of redemption and quiet title to the Property.

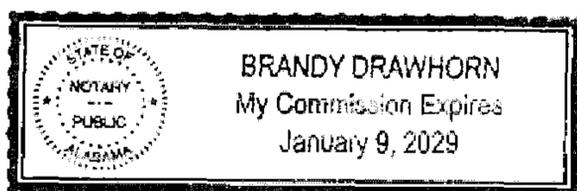
Date: 2/17/2026

Foster D. Key
FOSTER D. KEY (KEY013)
Counsel for Plaintiff

STATE OF ALABAMA
COUNTY OF SHELBY

Subscribed and sworn to before me this the 17th day of February, 2026, by Foster D. Key, who personally appeared before me and is known to me to be the person described in and who executed the foregoing Notice of Lis Pendens and acknowledged that he/she executed the same as his/her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my official hand and seal the day and year above written.



Brandy Drawhorn
NOTARY PUBLIC
My Commission Expires: 1/9/2029

This instrument was prepared by:
Foster D. Key, Attorney-at-Law
2163 Highway 31 South, Suite 102
Pelham, Alabama 35124
Telephone: 205-987-2211
Facsimile: 205-403-3491



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/17/2026 03:23:06 PM
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Allie S. Bayl