

# MECHANIC'S LIEN

STATE OF ALABAMA

)

)

COUNTY OF SHELBY

)



20181017000367100 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
10/17/2018 09:41:50 AM FILED/CERT

BE IT KNOWN, that the undersigned lien claimant, ROTO ROOTER SERVICE COMPANY located at 283 D CAHABA VALLEY PKWY, in PELHAM located in the County of SHELBY in the State of Alabama with the zip code of 35124, hereby files a claim for a Mechanic's Lien against FSI GREEN PARK SOUTH PROPERTY LLC C/O NICOLE AYERST located at 301 GREEN PARK S, in PELHAM located in the County of SHELBY in the State of ALABAMA in the zip code 35124, and hereinafter referred to as the "OWNER," and any other persons, lenders creditors or entities that have or may have a claim or interest in the below described real estate, and in support thereof states as follows:

BE IT KNOWN, that on 6/19/18 TO 7/10/18, the aforementioned Owner, did own the following described real estate property located in the County of SHELBY, in the State of Alabama to wit:

The property being located at 301 GREEN PARK S, in the City of PELHAM, Alabama 35124, and together with any improvements and other buildings, if any is hereinafter referred to as the "Premises," with said real estate having the permanent index identification number of 6410.165.01.002 and the legal property description as follows:

Parcel 1:

PARCEL CONSIST OF MULTIPLE NUMBERS: 1310.110.01.002.001, 1430.620.01.006.000, 1310.140.01.001.000, 1430.620.01.008.000, 1310.110.01.011.000, 1430.062.01.009.000

On 6/19/2018 TO 7/10/18, the Lien Claimant entered into a written contract with the aforementioned Owner to COMPLETED A PLUMBING JOB on the Premises for the original total sum of \$59,300.00, which became due and payable upon completion of the build and or project services.

The Lien Claimant satisfactorily completed and fulfilled its obligation COMPLETED A PLUMBING JOB on the aforementioned Premises on 6/19/18 TO 7/10/18, and the Owner having inspected and approved of the work completed. To date the Lien Claimant has received a down payment toward the project build in the amount of \$0, thus leaving a balance due of \$59,300.00.

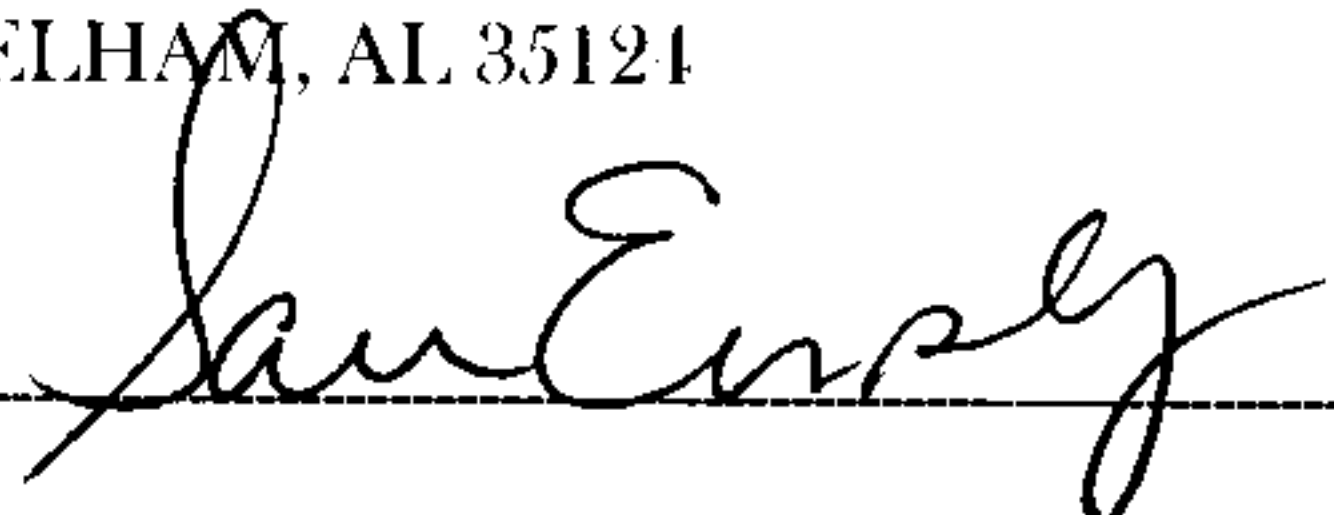
Lien Claimant, in good faith, provided the agreed upon labor and materials needed to COMPLETE A PLUMBING JOB at the request of the Owner of the Premise. A final invoice was provided to the Owner itemizing cost of materials and labor with a request for final payment. Furthermore, 4 months have elapsed since the Owner was provided with the final balance due.

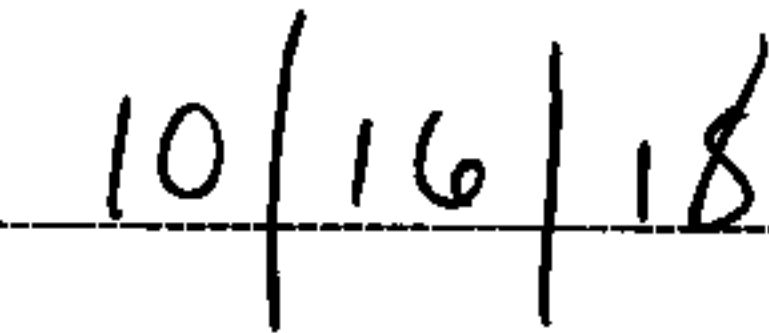
The Lien Claimant hereby states and affirms that there is a total outstanding balance of \$59,300.00 in which the aforementioned party has neglected and, after repeated collection attempts, refuses to submit payment. It is due to the Owner's breach of contract that the Claimant is entitled to have imposed a lien on the aforementioned premises for the total outstanding sum owed, in addition to any interest and collection costs allowable by law pursuant to the State of Alabama Statutes.


ROTO ROOTER SERVICE COMPANY

283 D CAHABA VALLEY PKWY

PELHAM, AL 35124

  
(Signature)

  
(Date)

  
20181017000367100 2/4 \$24.00  
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# NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA

)

) ss.

COUNTY OF SHELBY

)

The Affiant, ROTO ROOTER SERVICE COMPANY, being duly sworn, on oath deposes and says that s/he is the Lien Claimant and that s/he has read the foregoing claim for the lien and knows the contents thereof, and that all statements therein contained are true and correct to the best of his/her belief and knowledge.

Subscribed and sworn to before me on 10-16-18.

ROTO ROOTER SERVICE COMPANY

283 D CAHABA VALLEY PKWY

PELHAM, AL 35124

*Jan Emery*

(Signature)

10/16/18

(Date)



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*Valeri E. Garner*

(Notary Signature)



# DON ARMSTRONG

## PROPERTY TAX COMMISSIONER

### ASSESSMENT RECORD - 2018

Sarah Robinson  
Assmnt Clerk  
P. O. BOX 1269  
COLUMBIANA, ALABAMA 35051  
Tel: (205) 670-6900  
Printed On: 10/17/2018

PARCEL: 13 1 01 1 001 002.000  
CORPORATION: C  
OWNER: FSI GREEN PARK SOUTH PROPERTY LLC

LAND VALUE 10% \$0  
LAND VALUE 20% \$5,988,260  
CURRENT USE VALUE \$0

ADDRESS: 32255 NORTHWESTERN HWY SUITE 201  
FARMINGTON HILLS, MI 48334

**CLASS 2**  
TENNIS COURT AS 46TCASP \$16,390  
GARAGE WOOD OR 24WCBFL \$10,380  
FENCE CHAIN LIN 33CL910 \$3,840  
POOL VINYL 500 29VP500 \$5,690  
OTHER BLDG \$2,008,030

EXEMPT CODE: MUN CODE: 08 PELHAM  
OVER 65 CODE: EXM OVERRIDE AMT: \$0  
PROP. CLASS: 02 DISABILITY CODE: SCHOOL DIST: 2 HS YEAR: 0  
OVR ASD VALUE:

CLASS USE SEE PRC FOR ALL CODES

FOREST ACRES: 0 TAX SALE:  
PREV. YEAR VALUE: \$7,951,170 ASSMT. FEE:  
PARENT PARCEL: BOE VALUE: \$8,032,590

**CLASS 3**  
TOTAL MARKET VALUE: \$8,032,590

REMARKS: DB 324 P 824;

Last Modified: 6/11/2018 10:36:58 AM

SWMA\_FEE

Property Address: 144 GREEN PARK SOUTH GREEN PARK MHP PELHAM AL 35124

Contiguous Parcels: 14 3 06 2 001 006.000 : 1.8 Acres 13 1 01 4 001 001.000 : 1.36 Acres 14 3 06 2 001 008.000 : 0.08 Acres 13 1 01 1 001 011.000 : 21 Acres 14 3 06 2 001 009.000 : 0.1 Acres

CURR ASSMT: PA019686 MTG CODE: - LOAN: ACCOUNT NO: 11300001

#### ASSESSMENT/TAX

Sort Code: RM00001

	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	2	08	\$1,606,520	\$10,442.38	\$0	\$0.00	\$10,442.38
COUNTY	2	08	\$1,606,520	\$12,048.90	\$0	\$0.00	\$12,048.90
SCHOOL	2	08	\$1,606,520	\$25,704.32	\$0	\$0.00	\$25,704.32
DIST SCHOOL	2	08	\$1,606,520	\$22,491.28	\$0	\$0.00	\$22,491.28
CITY	2	08	\$1,606,520	\$22,491.28	\$0	\$0.00	\$22,491.28
FOREST	02	08	\$0	\$0.00	\$0	\$0.00	\$0.00

ASSD. VALUE: \$1,606,520.00

\$93,178.16

GRAND TOTAL:

\$93,178.16

Shelby Tax

#### INSTRUMENTS

INST NUMBER	DATE
20160829000313040	7/26/2016
20061002000486940	9/29/2006
20040227000100840	2/8/2004
20031021000702130	10/16/2003
19990004343100000	10/15/1999
19990004343000000	10/15/1999

#### SALES INFORMATION

SALE DATE	SALE PRICE	SALE TYPE	RATIOABLE	BOOK	PAGE
8/5/2016	\$14,915,770	Land & Building	NO	BOOK:2016	PAGE:0829000313040
9/29/2006	\$7,363,012	Land & Building	YES	BOOK:2006	PAGE:1002000486940
2/10/2004	\$7,203,646	Land & Building	YES	BOOK:2004	PAGE:0227000100840
10/16/2003	\$6,004,003	Land & Building	NO	BOOK:2003	PAGE:1021000702130

#### LEGAL DESCRIPTION

MAP NUMBER: 13 1 01 1 000 CODE1: 00 CODE2: 00

SUB DIVISON1:

MAP BOOK: 00 PAGE: 000

SUB DIVISON2:

MAP BOOK: 00 PAGE: 000

PRIMARY LOT: PRIMARYBLOCK: 000

SECONDARY LOT: SECONDARYBLOCK: 000

SECTION	TOWNSHIP	RANGE
SECTION1 01	TOWNSHIP1 20S	RANGE1 03W
SECTION2 00	TOWNSHIP2 00	RANGE2 00
SECTION3 00	TOWNSHIP3 00	RANGE3 00
SECTION4 00	TOWNSHIP4	RANGE4
LOT DIM1 0.00	LOT DIM2 0.00	ACRES 74.158

SQ FT 3,230,322.000

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#### METES AND BOUNDS:

BEG NE CR SEC 1 TH S 1326 TH SW 2025 TH NW 700(S) TH NE 663 TH NW 500 TH NE1807.34 TH E 844.43 TO POB

#### REMARKS:

Tax Year	Entity Name	Mailing Address
2018	FSI GREEN PARK SOUTH PROPERTY LLC	32255 NORTHWESTERN HWY SUITE 201, FARMINGTON HILLS MI - 48334
2017	FSI GREEN PARK SOUTH PROPERTY LLC	7457 FRANKLIN RD SUITE 300, BLOOMFIELD HILLS MI - 48301
2016	MATRIX SOUTH LLC C/O FSI GREEN PARK SOUTH PROPERTY LLC	7457 FRANKLIN RD SUITE 300, BLOOMFIELD HILLS MI - 48301
2015	MATRIX SOUTH LLC	1201 ROUTE 112 FORT JEFFERSON STATION, NEW YORK NY - 11776
2014	MATRIX SOUTH LLC	1201 ROUTE 112 FORT JEFFERSON STATION, NEW YORK NY - 11776
2013	MATRIX SOUTH LLC	1201 ROUTE 112 FORT JEFFERSON STATION, NEW YORK NY - 11776
2012	MATRIX SOUTH LLC C/O MATRIX REALTY GROUP	ATTN: HOWARD SHRIER, 732 SMITHTOWN BY PASS SUITE 200, SMITHTOWN NY - 11787
2011	MATRIX SOUTH LLC C/O MATRIX REALTY GROUP	ATTN: HOWARD SHRIER, 732 SMITHTOWN BY PASS SUITE 200, SMITHTOWN NY - 11787