

MECHANIC'S LIEN

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

BE IT KNOWN, that the undersigned lien claimant, **Legacy Roof Contractors LLC** located at **6585 Old Springville Road**, in **Pinson** located in the **County of Jefferson** in the **State of Alabama** with the zip code of **35126**, hereby files a claim for a Mechanic's Lien against **Sharon d. Waltz** located at **300 Cornwall Drive**, in **Maylene** located in the **County of Shelby in the State of Alabama** in the zip code **35114**, and the Mortgagee (Lender) Fairway Independent Mortgage Corporation located at 420 Marsh Lane Carrollton, Texas 75007; Security Connection; in behalf of; Fairway Mortgage 240 Technology Drive Idaho Falls, Idaho 83401 - MIN 100392411201791152 ; any other persons, , 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 **12/24/2018**, 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 **300 Cornwall Drive Maylene, Alabama 34114**, 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 **23 2 03 2 003 009. 000** and the legal property description as follows:

Lot 86, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 9, as recorded in Map Book 34, Page 96, in the Probate Court Office of Shelby County, Alabama.

- *Subject to easements and restrictions of record.*

On **12/14/2018**, the Lien Claimant entered into a written contract with the aforementioned Owner to insurance claim, roof, replacement per scope on said Premises for the original total sum of \$ 11,311.40, including Supplements of \$ 2,501.88 increasing the Project cost to **\$ 13,718.33**, which became due and payable upon completion of the build and/or project services on 01/23/2019..

The Lien Claimant satisfactorily completed and fulfilled its obligation to insurance claim, roof, replacement per scope on the aforementioned Premises on 01/23/2019, and the Owner having inspected and approved of the work completed. To date the Lien Claimant has received no down payments toward the project build thus leaving a balance due of **\$ 13,781.33**.

Lien Claimant, in good faith, provided the agreed upon labor and materials needed to insurance claim, roof, replacement per scope at the request of the Owner of the Premises. A final invoice was provided to the Owner itemizing cost of materials and labor with a request for final payment. **Furthermore, 2.25 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 \$ 13,718.33; 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 and herein described property, along with any and all improvements located on the 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.

**Legacy Roof Contractors LLC
6585 Old Springville Road
Pinson Alabama 35126**

William Byrd - General Manager
(Signature)

03/11/2018
(Date)



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Shelby Cnty Judge of Probate, AL
03/11/2019 03:48:00 PM FILED/CERT

NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

The Affiant, Legacy Roof Contractors LLC, 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 3/11/19.

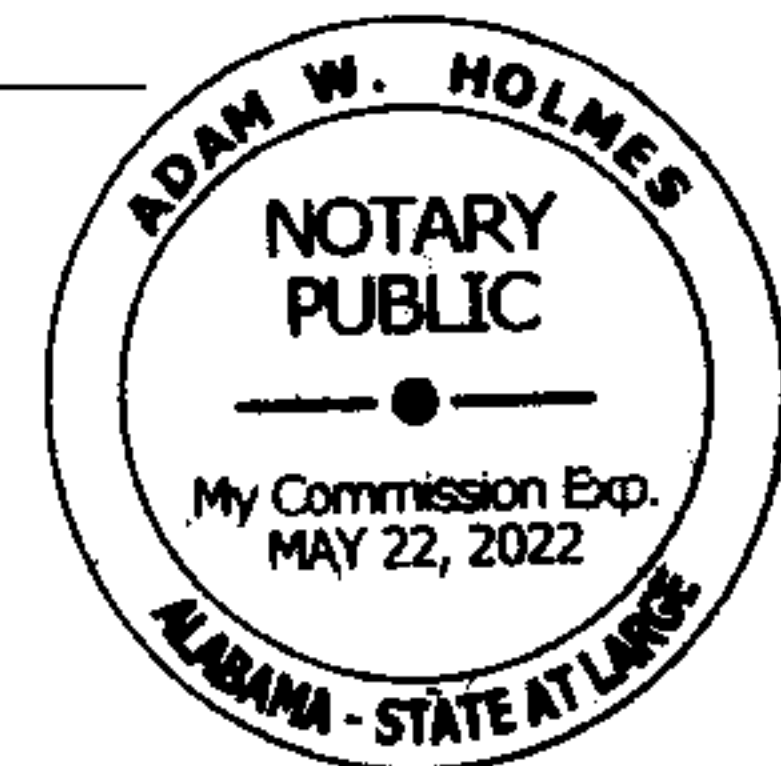
Legacy Roof Contractors LLC
6585 Old Springville Road
Pinson Alabama 35126

William Boyd - General Manager
(Signature)
03-11-2019
(Date)

Adam W. Holmes
(Notary Signature)

Adam W. Holmes
(Notary Printed Name)

My commission expires on: 05/22/2022



20190311000078040 3/3 \$21.00
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