



20230511000139290 1/6 \$47.00
Shelby Cnty Judge of Probate, AL
05/11/2023 10:45:42 AM FILED/CERT

RELEASE OF LIEN BOND

Bond No: TXHNSU0838386

Know all men by these presents, that Madewell Construction, Inc.
as Principal and Harco National Insurance Company, as surety, a corporation of the State
of Illinois and authorized to transact surety business in the State of Alabama
are held and firmly bound unto SITEONE LANDSCAPE SUPPLY, LLC
as Obligee, in the aggregate amount of Twenty One Thousand Eight Hundred Thirty Six & 24/100 Dollars
\$ (21,836.24).

Whereas, a lien statement has been filed of record per copy attached hereto and made a part
hereof, and

Whereas, said lien will be released provided this Bond be furnished to Obligee.

Now, therefore, the condition of this obligation is such that, if the above bound
Madewell Construction, Inc. shall well and truly pay any and all judgments which
may be rendered against the said property in favor of the aforesaid Obligee, its successors or assigns,
in any action or proceeding to enforce said lien then this obligation shall be null and void, otherwise
to remain in full force and effect.

Furthermore, it is hereby agreed, this bond shall be deemed released upon the filing of a
release and/or satisfaction of lien, executed by the lien holder, with respect to the subject lien.

The liability of the surety shall in no event exceed the penal sum of this bond.

Signed, sealed this 28th day of April, 2023.
Madewell Construction, Inc.

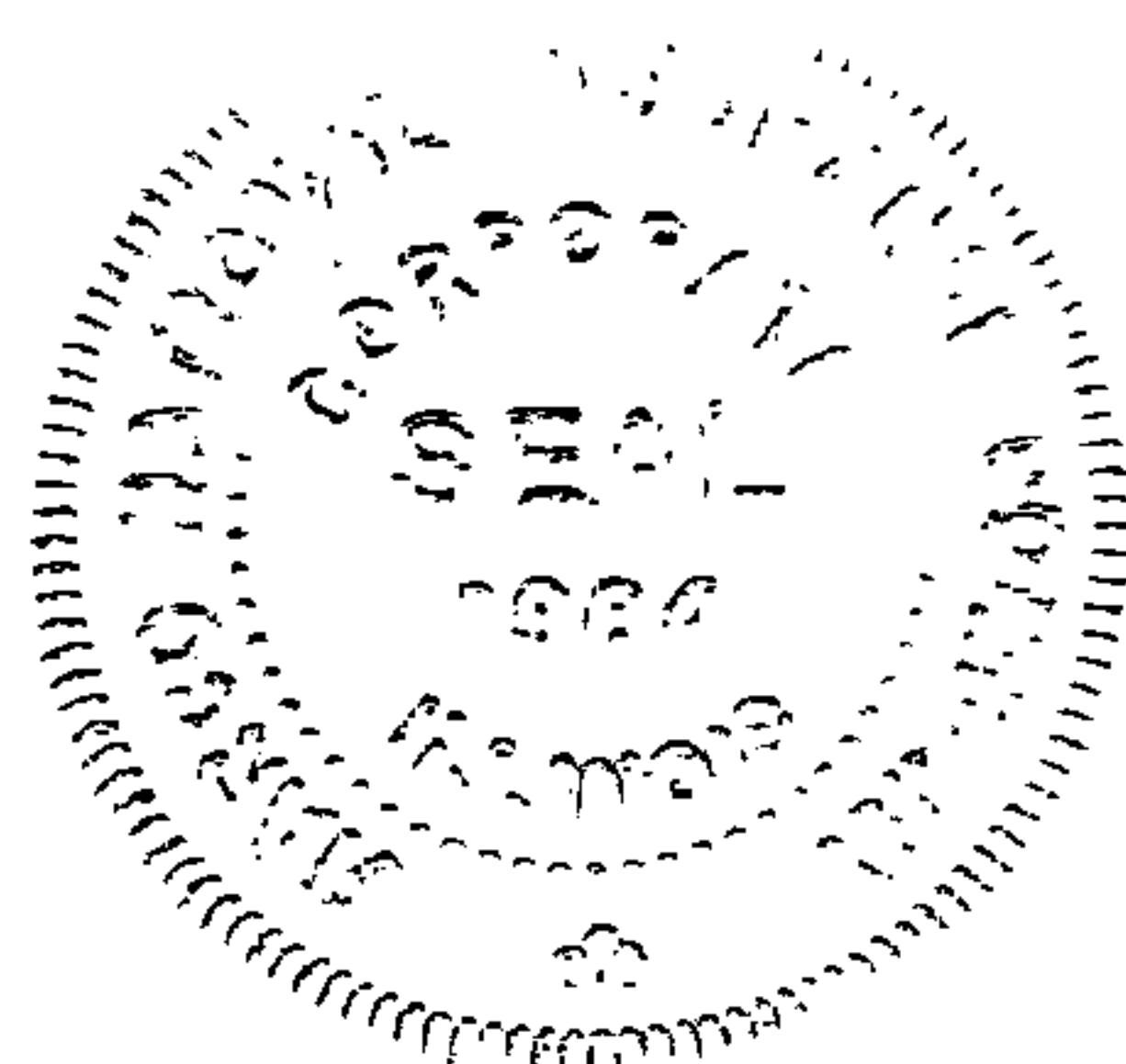
BY: 

Harco National Insurance Company

BY: 

Amber Jones, Attorney-in-Fact

Lien Attached Hereto as Exhibit "A"





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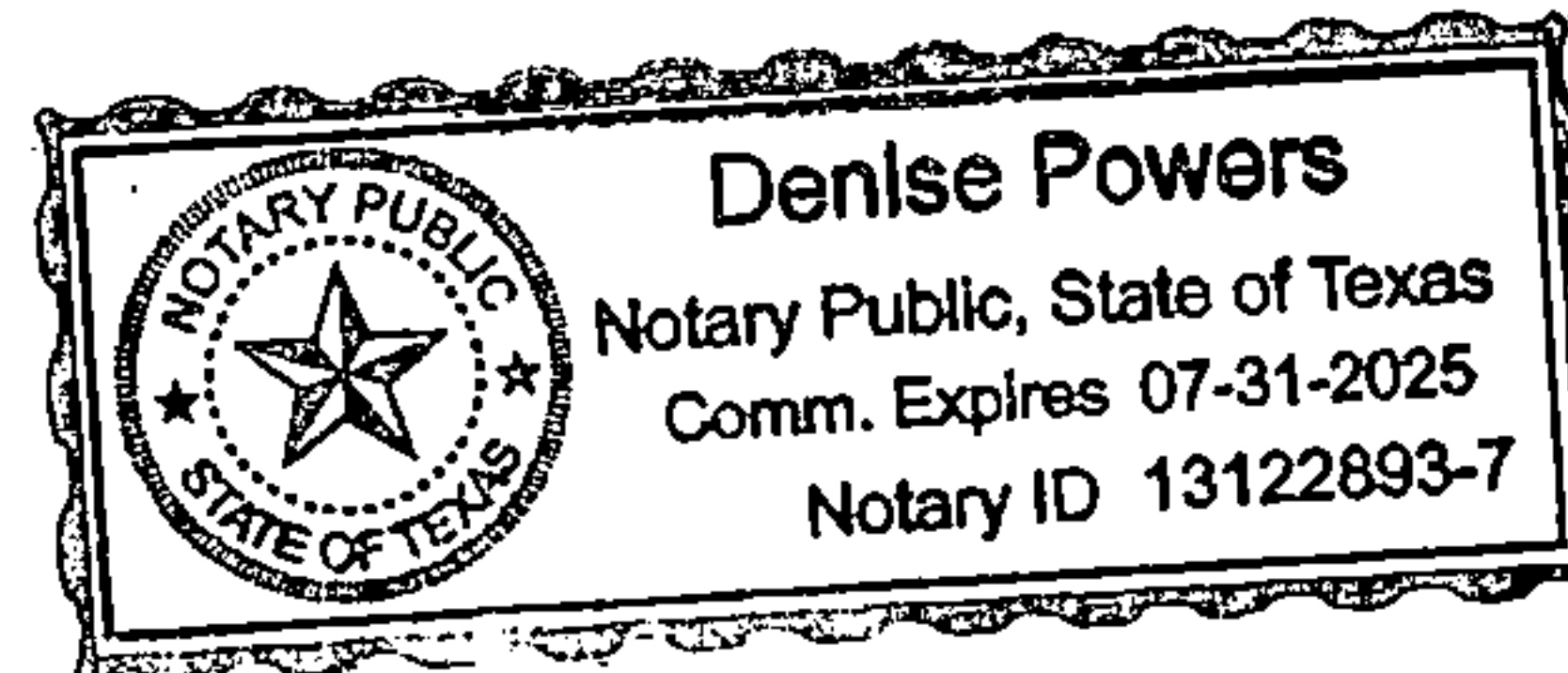
State of Texas

County of Collin

On the 28th day of April, 2023, before me, Denise Powers, personally appeared Amber Jones, personally known to me OR proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Denise Powers

Notary Public Signature



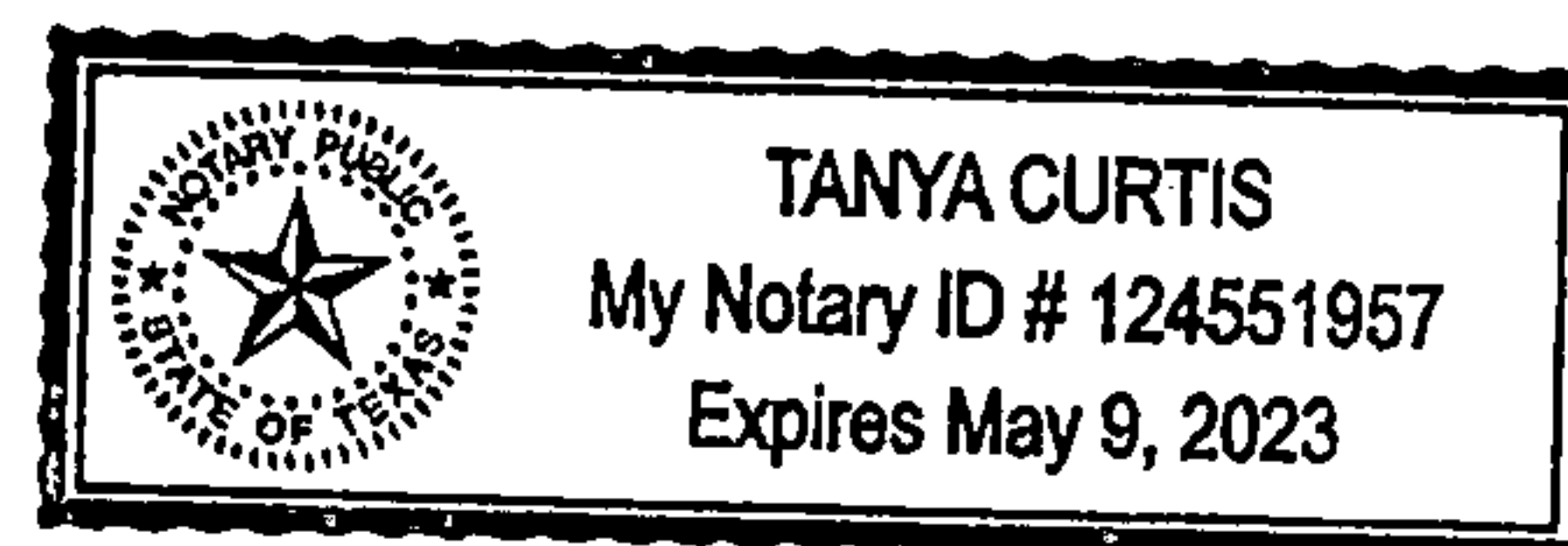
State of Texas

County of Lubbock

On the 28th day of April, 2023, before me, Tanya Curtis, personally appeared Jordan Madewell, personally known to me OR proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Tanya Curtis

Notary Public Signature



MARCH 30, 2023

TO: (Via Certified Mail)

CAVENDER FAMILY BENEFICIARY OOS, LTD.
7820 SOUTH BROADWAY AVENUE
TYLER, TX 75703

CAVENDER FAMILY BENEFICIARY OOS, LTD.
C/O CT CORPORATION SYSTEM
2 NORTH JACKSON STREET, SUITE 605
MONTGOMERY, AL 36104

MAVIS TIRE SUPPLY LLC
358 SAW MILL RIVER ROAD
MILLWOOD, NY 10546

MAVIS TIRE SUPPLY LLC
C/O CORPORATION SERVICE COMPANY INC.
641 SOUTH LAWRENCE STREET
MONTGOMERY, AL 36104

MADEWELL CONSTRUCTION, INC.
7314 73RD STREET
LUBBOCK, TX 79424

MADEWELL CONSTRUCTION, INC.
C/O JORDAN T. MADEWELL
8105 TOPEKA AVENUE
LUBBOCK, TX 79424

NEW LEAF LANDSCAPE, LLC
72 GILES STREET
HEFLIN, AL 36264

Project: MAVIS DISCOUNT TIRE - BIRMINGHAM, AL
5411 US 280
BIRMINGHAM, AL

Claimant: SITEONE LANDSCAPE SUPPLY, LLC

Dear Sir/Madam:

Enclosed is a copy of a lien that is being filed on the above property in SHELBY County, ALABAMA, by SITEONE LANDSCAPE SUPPLY, LLC, who contracted with NEW LEAF LANDSCAPE, LLC.

If you have any questions or wish to discuss this matter, please contact liens@ncscredit.com

SITEONE LANDSCAPE SUPPLY, LLC
c/o P. O. Box 241566
Cleveland, OH 44124
Reference: N457851 1597958/3005



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20230511000139290 4/6 \$47.00
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STATE OF ALABAMA)
COUNTY OF SHELBY)

VERIFIED STATEMENT OF LIEN

NOW COMES SITEONE LANDSCAPE SUPPLY, LLC, 300 COLONIAL CENTER PKWY STE 600, ROSWELL, GA 30076, and files this statement in writing, verified by the oath of Mary Cowan, Attorney-in-Fact for SITEONE LANDSCAPE SUPPLY, LLC, who has personal knowledge of the facts set forth herein: That SITEONE LANDSCAPE SUPPLY, LLC claims a lien upon the following property situated in SHELBY COUNTY, ALABAMA, to-wit:

**MAVIS DISCOUNT TIRE - BIRMINGHAM, AL
5411 US 280
BIRMINGHAM, AL 35242**

This lien is claimed, separately and severally, as to the land, buildings and the improvements thereon to the extent of the entire lot or parcel, which is contained within the city or town. If said land is not within a city or town, this lien is claimed, separately and severally, as to the buildings and improvements located on the above described real property, and one acre in addition to the land upon which the building or improvement is situated. If the property is subject to a lease, the lien shall attach to such building or improvement, and to the unexpired term of the lease.

That the said lien is claimed to secure an indebtedness of SEVENTEEN THOUSAND, FIVE HUNDRED TWENTY NINE AND 22/100 DOLLARS (\$17,529.22), with interest and attorney's fees from, to-wit: the 17th day of November, 2022 for MATERIALS furnished, to wit: LANDSCAPE and/or IRRIGATION MATERIALS. The MATERIALS were provided to improve said property. The name of the owner and/or proprietor of the aforesaid property is: CAVENDER FAMILY BENEFICIARY OOS, LTD. and/or MAVIS TIRE SUPPLY LLC.

SITEONE LANDSCAPE SUPPLY, LLC

By: Mary Cowan
Mary Cowan, Attorney-in-Fact
SITEONE LANDSCAPE SUPPLY, LLC under POA
dated 09/15/2022

STATE OF OHIO)
) ss.
COUNTY OF CUYAHOGA)



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Before me personally appeared Mary Cowan, Attorney-in-Fact for SITEONE LANDSCAPE SUPPLY, LLC, who being duly sworn, does depose and say: That she/he has personal knowledge of the facts set forth in the foregoing Verified Statement of Lien, and that the same are true and correct to the best of her/his knowledge and belief.



Mary Cowan, Attorney-in-Fact

Subscribed and sworn to before me on this the 29th day of March 2023
by said Affiant.

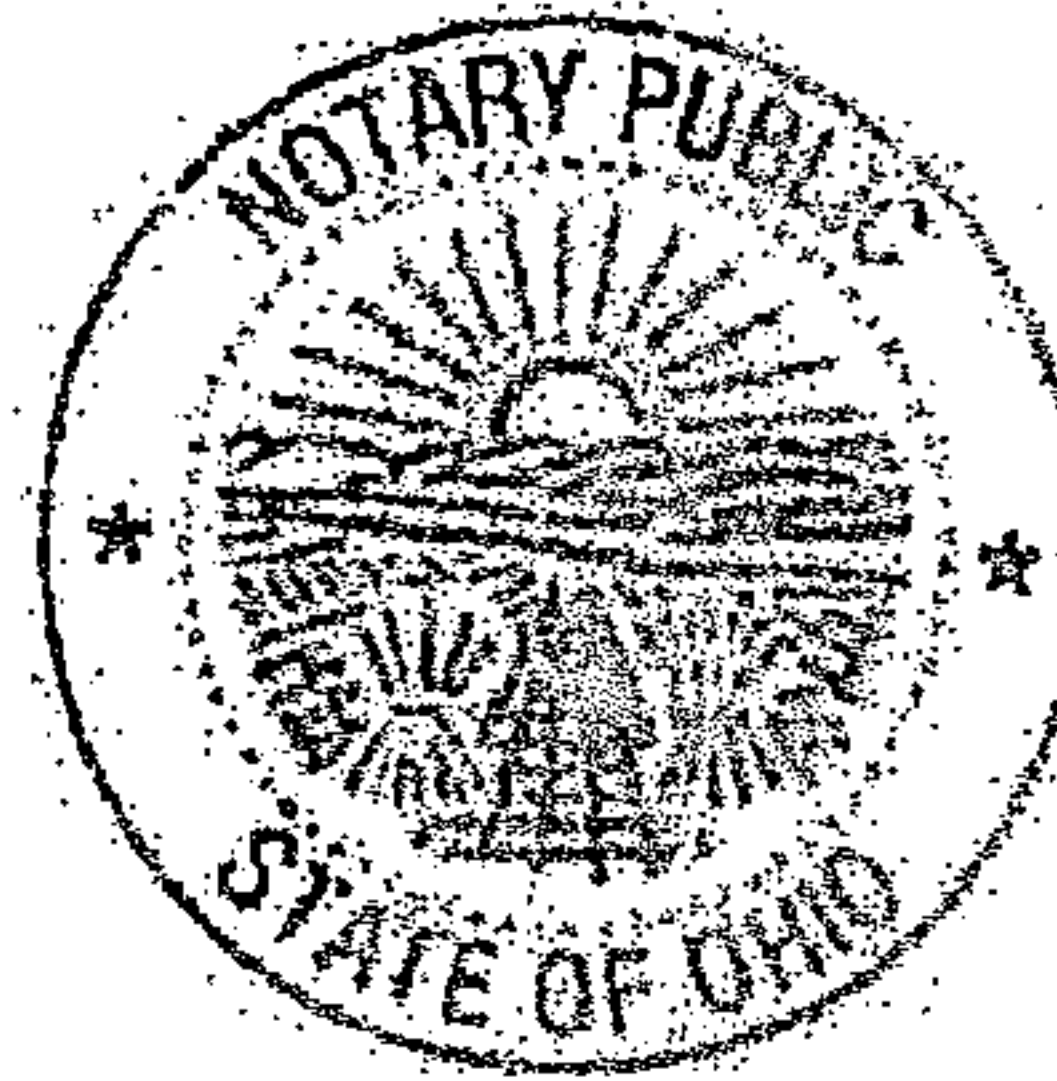


Notary Public

My commission expires: OCTOBER 19, 2023

Prepared by:
Mary Cowan, Attorney-in-Fact
SITEONE LANDSCAPE SUPPLY, LLC
c/o P. O. Box 241566
Cleveland, OH 44124

Ref. N457851 1597958/3005



CHERYL L TECCO
Notary Public, State of Ohio
My Commission Expires
October 19, 2027

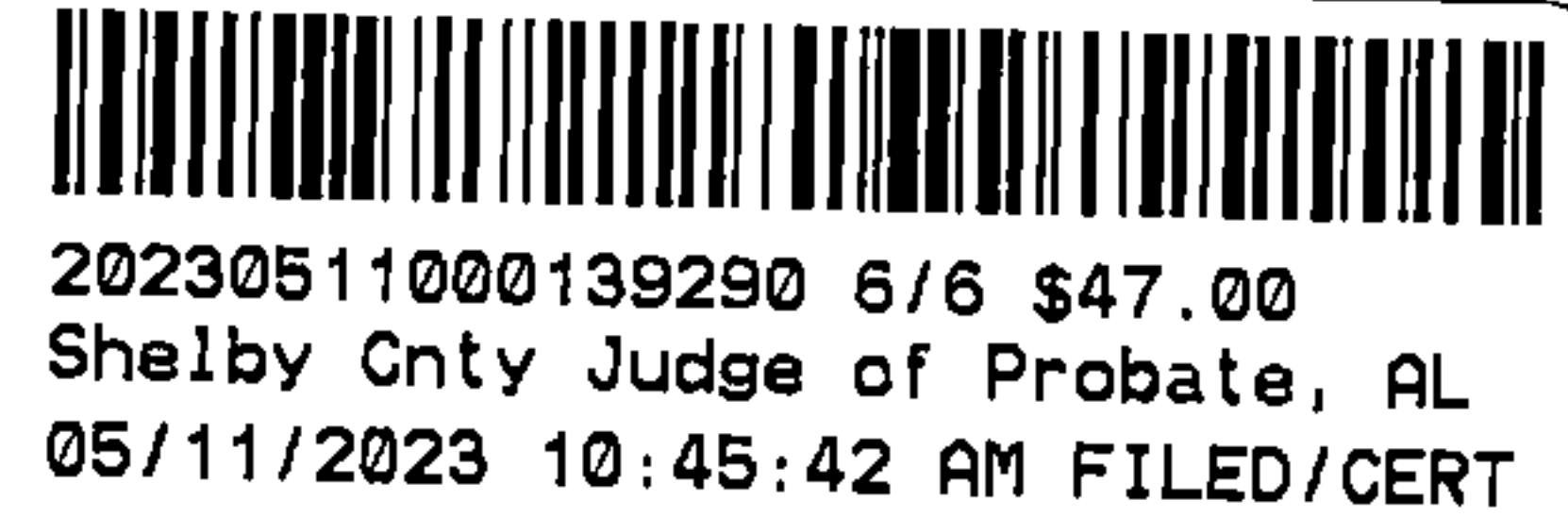
POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY

Bond # TXHNSU0838386

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

JULIE A. BAUMBERGER, AMBER JONES, APRIL PENNY, DARRIN J. WEE



Dallas, TX

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents
on this 31st day of December, 2022



STATE OF NEW JERSEY
County of Essex

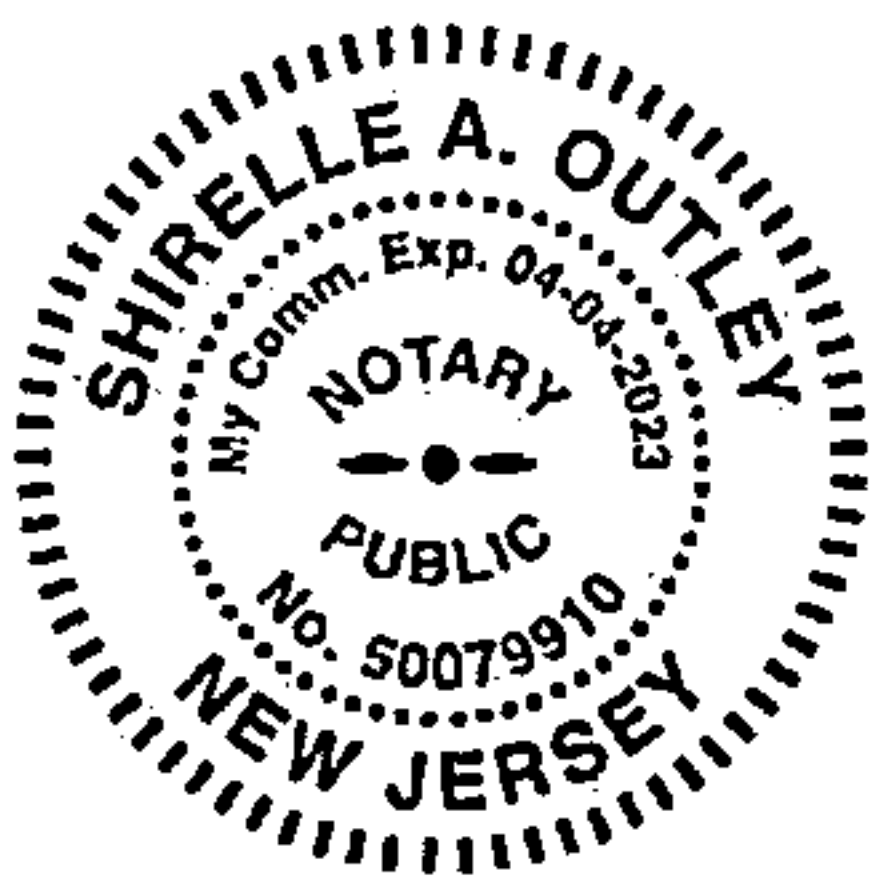
Kenneth Chapman

Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

STATE OF ILLINOIS
County of Cook



On this 31st day of December, 2022, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey
My Commission Expires April 4, 2023

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, April 28, 2023.

A02179

Irene Martins, Assistant Secretary