

STATE OF ALABAMA)
SHELBY COUNTY)

RELEASE OF LIEN & SATISFACTION OF LIS PENDENS

COMES NOW, Horizon Condominium Association, Inc. and does hereby release and discharge **608 Morning Sun LLC, Chris Holcomb**, and the property located at 608 Morning Sun Drive, Birmingham, Alabama 35242, from the following:

1. The **Statement of Lien for Non-Payment of Homeowners Association Assessments**, recorded in the Office of the Judge of Probate of Shelby County, Alabama, on December 20, 2022, in Instrument No. **20221220000455390**, which has since been satisfied; and
2. The **Lis Pendens**, recorded in the Office of the Judge of Probate of Shelby County, Alabama, on June 30, 2023, in Instrument. No. **20230630000195020**, pursuant to a lawsuit styled *Horizon Condominium Association, Inc. v. 608 Morning Sun, LLC et al.*, Case No. CV-2023-900431 in the Circuit Court of Shelby County, Alabama, which has since been settled.

NOW THEREFORE, Horizon Condominium Association, Inc. cancels and releases the and Lis Pendens previously filed on the property described as follows:

STREET ADDRESS:

608 Morning Sun Drive, Birmingham, Alabama 35242


PACEL IDENTIFICATION NUMBER:

10-1-01-0-991-056.000

LEGAL DESCRIPTION:

Unit 608, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

DATED this the 31st day of January, 2024.



Shelby L. Morris (MOR210)
Counsel for Horizon Condominium
Association, Inc.

OF COUNSEL:

HAND ARENDALL HARRISON SALE LLC
1801 5th Ave. North, Suite 400
Birmingham, AL 35203
(205) 324-4400
smorris@handfirm.com

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

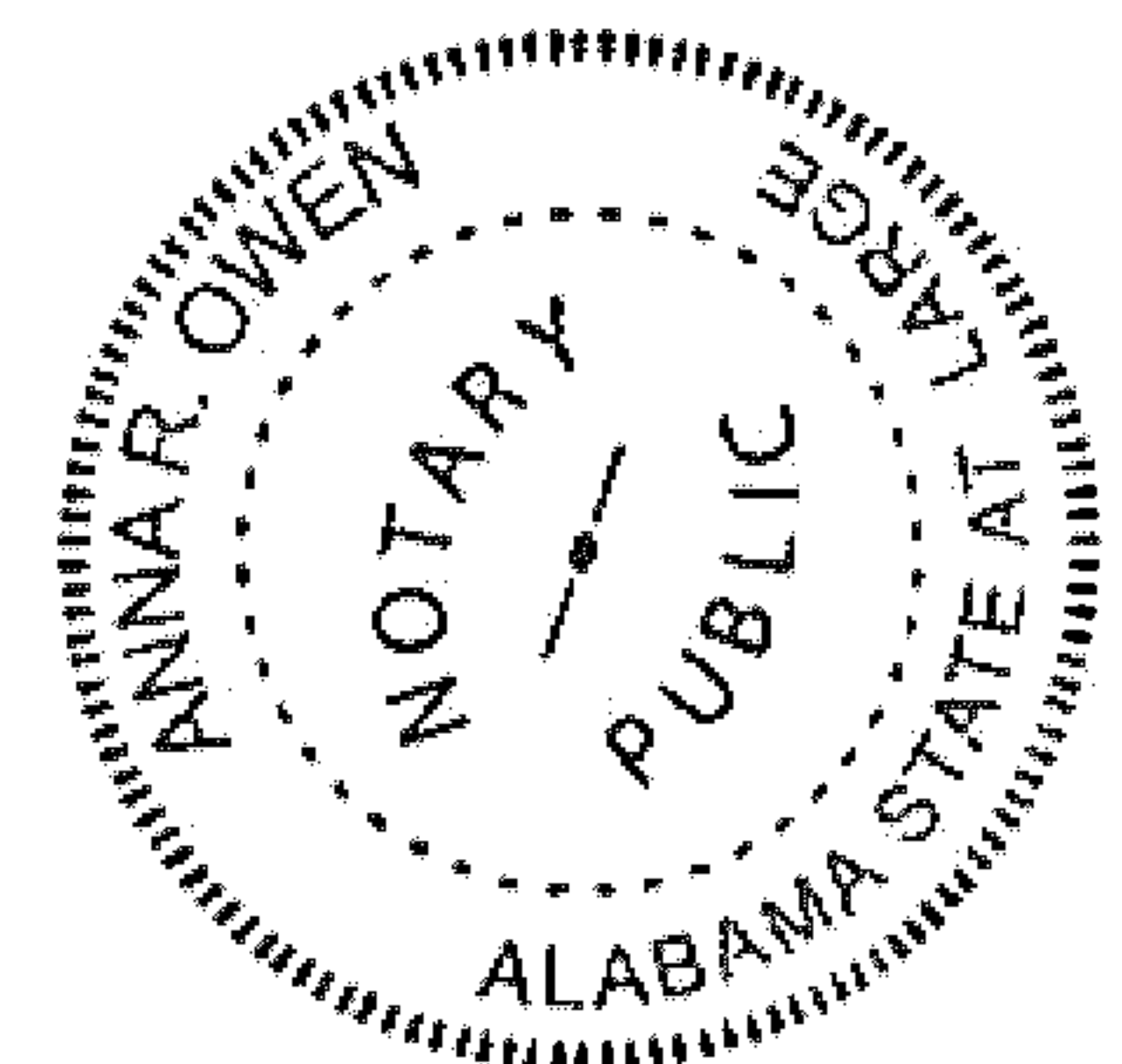
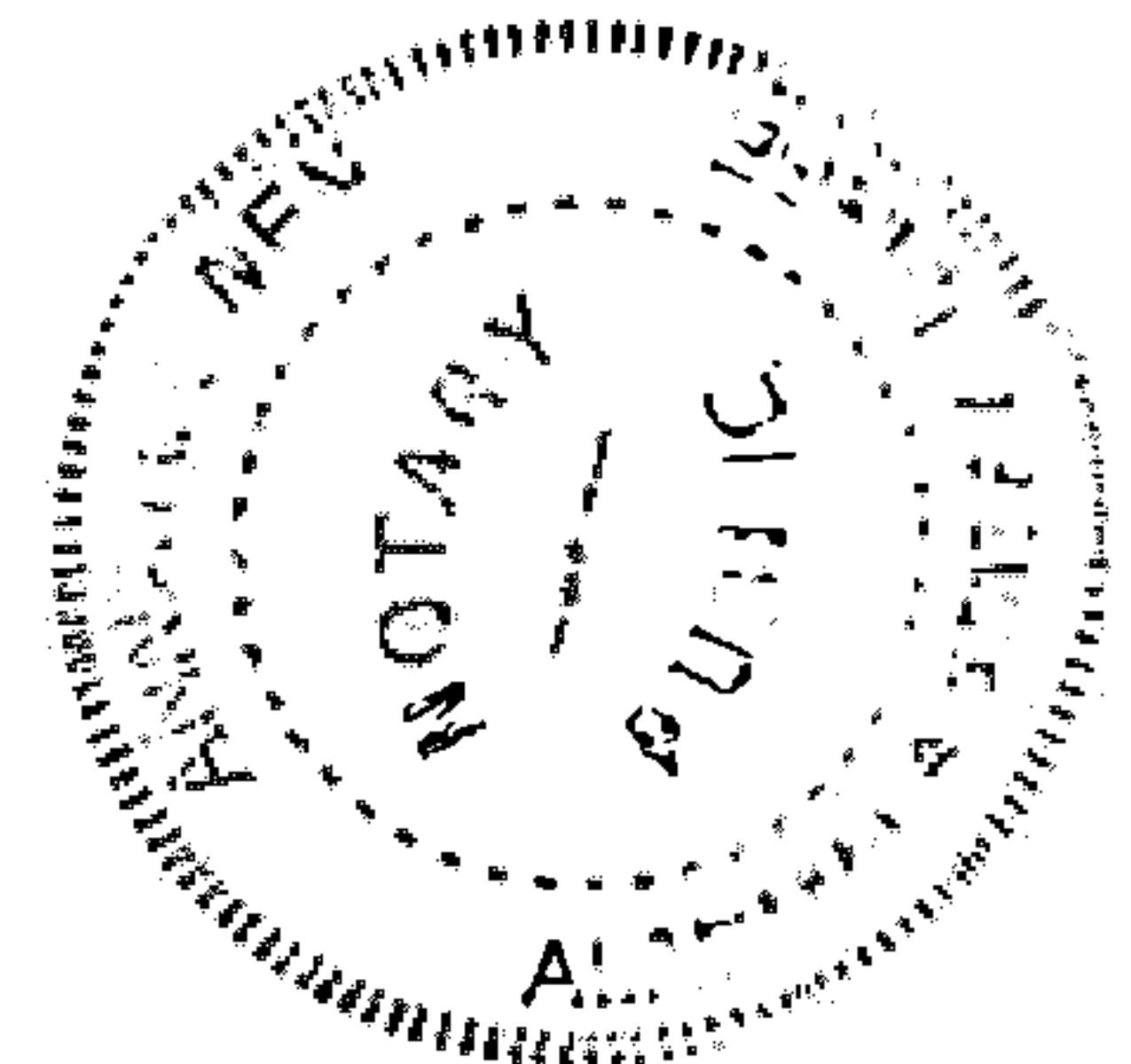
I, *Annar Owen*, a Notary Public, in and for said county in said State, do hereby certify that Shelby L. Morris, whose name is signed to the foregoing Release of Lien & Satisfaction of Lis Pendens, and who is known to me, acknowledged before me on this day, that she has personal knowledge of the facts set forth in the foregoing Release of Lien & Satisfaction of Lis Pendens, and that the same are true and correct to the best of her knowledge and belief.

Given under my hand and official seal this the 31st day of January, 2024.

Annar Owen
Notary Public
My Commission Expires: Oct. 7, 2024

This Instrument Prepared By:

Shelby L. Morris, Esq.
HAND ARENDALL HARRISON SALE LLC
1801 5th Ave. North, Suite 400
Birmingham, AL 35203
(205) 324-4400



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/31/2024 03:34:44 PM
\$26.00 JOANN
20240131000025380

Allen S. Bayl