



20240305000059270 1/4 \$31.00
Shelby Cnty Judge of Probate, AL
03/05/2024 07:54:02 AM FILED/CERT

State of ALABAMA

MECHANIC'S LIEN

STATE OF ALABAMA

COUNTY OF Shelby

Notice is hereby given that this Mechanic's Lien, this "Lien", is filed as of the 20th day of February, 2024, by Ready Restoration located at 100 Corporate Woods Circle Alabaster AL 35007. Ready Reatoration claims a construction lien in sum of \$4,008.98 for labor, services, materials, and/or equipment furnished for improvement to certain real property owned by **Damien Hillary** collectively, the "Owner"), located at **625 Round Road Alabaster, AL 35007** within Shelby County, and with the legal description:

Seq	Lot	Block	Township	Freeform	Other
1.	193			Lot#: 193 Book: 38 Pg: 19 Sub: LACEYS GROVE PHASE 2	

This Lien is claimed, separately and severally, as to both the buildings and improvements thereon, and the said land.

The Claimant and (Check one) ☒ the Owner ☐ Other: entered into a contract on June 13, 2023 (☒ attached hereto as Exhibit A) whereby the Claimant provided the following labor, services, materials and/or equipment at the Property performed restoration services per the insurance estimate for the total amount of \$28,773.54

The first day of the Work on the Property by the Claimant was 6/23/23. The last day of the Work on the Property by the Claimant was 01/02/24.

As of the Effective Date, the Claimant has: (Check one)

- ☐ NOT received any payment.
☒ Received payment of \$24,764.56.

The total balance of \$4,008.98 after deducting all just credits and offsets is still due to the Claimant as of the Effective Date.

Notice of Lien (Check one)

- ☐ Not applicable
☒ Notice of Lien was given to the Owner on 02/07/2024 a copy of which is attached hereto as Exhibit B.

The Owner has failed to pay the Balance Due despite demands and requests for payment. Accordingly, the Claimant declares that claim amount of \$4,008.98 is justly due to the Claimant.

The Claimant declares that the contents of this Lien are true and correct to the best of his or her knowledge.

Subscribed and sworn to as of the Effective Date.



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Claimant Signature

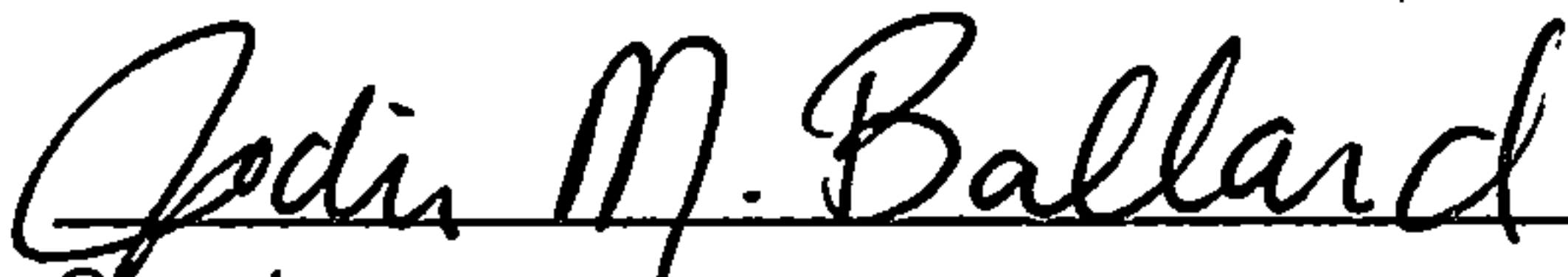
Kiefer Gingles

Claimant Full Name

NOTARY ACKNOWLEDGMENT

State of ALABAMA
At Large

The foregoing instrument was acknowledged before me this 20th day of February 2024 by the undersigned, Kiefer Gingles, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.


Signature

Jodie Ballard
Notary Public

My Commission Expires: 10/15/25

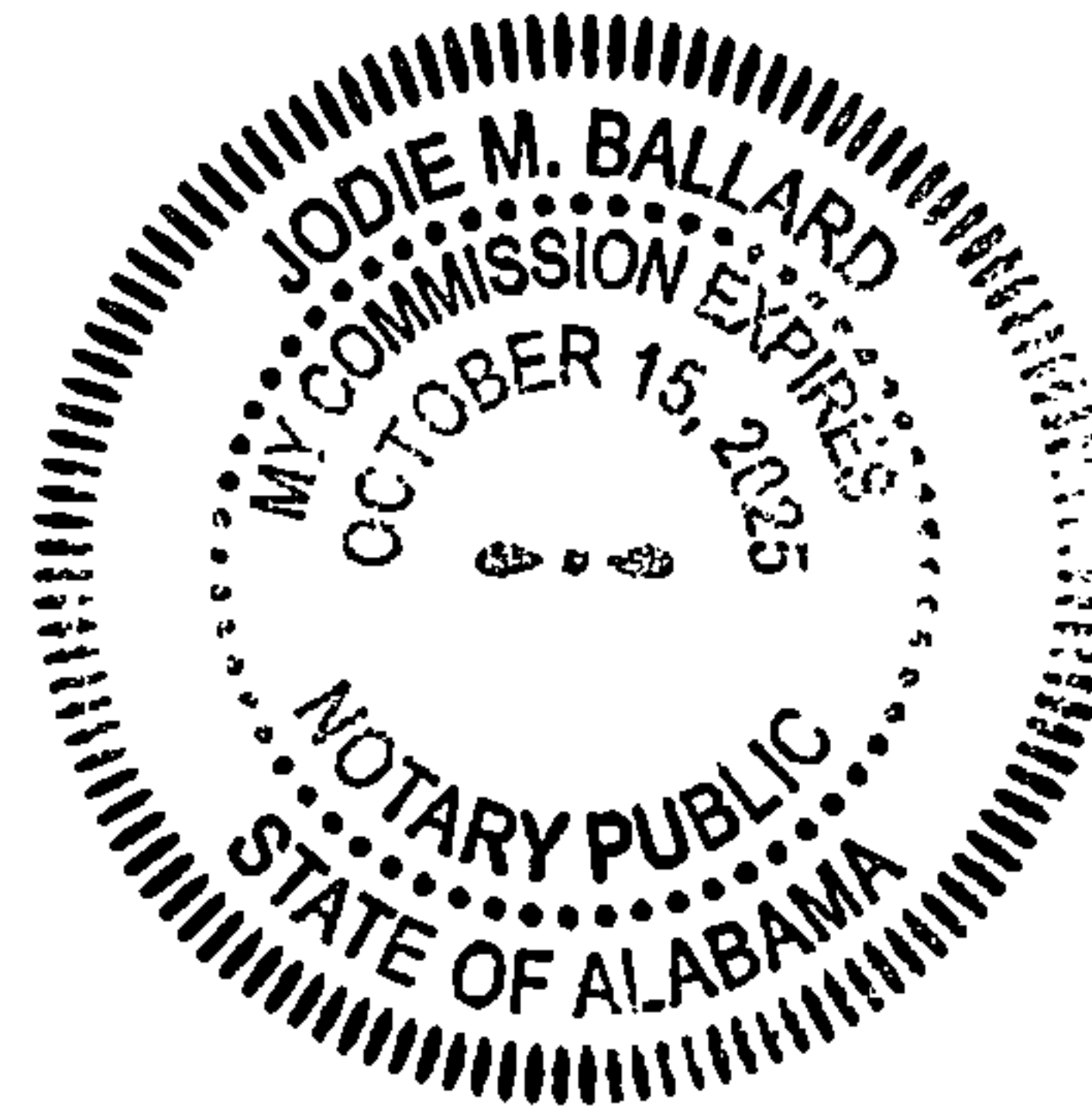


Exhibit A

WORK AUTHORIZATION



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We authorize Ready Restoration Inc. of Shelby County., herein-after- referred to as Contractor, to make repairs to our property at the address below, damaged by Water on or about June 8, 2023, the "Terms and Conditions" on the next page are a part of this authorization.

We agree that the total cost of the work will be in accordance with any original, insurance-approved, and/or supplemental estimates prepared by Contractor or homeowner's insurance company, plus any change orders approved by Owner and Contractor.

This work authorization, along with all approved estimates, supplemental estimates and change orders shall constitute the contractual obligations of the Owner and Contractor.

We understand that Contractor has no connection with our insurance company or its adjuster and that we alone have the authority to authorize Contractor to make said repairs.

We agree that any portion of work, such as deductibles, betterment, depreciation, or additional work requested by us, not covered by insurance, must be paid by us on or before completion.

We understand that any work approved by our insurance company and the respective amounts approved for said work, will be the full scope and pricing charged by Contractor. We also understand that any work approved by the insurance company and chosen not to be performed by the homeowner will be subject to a 20% fee. This percent is of the total approved amount and will be due immediately upon cancellation of this binding contract.

Our insurance company is ASI and we authorize them to pay all proceeds due Contractor payable under our policy directly to Contractor and any mortgage company named. If our names are included on the payment, we agree to promptly endorse said payment to Mortgage Company or into an escrow account in a bank acceptable to Contractor, for disbursement by a series of draws as follows:

The full amount covered by the insurance company, or portion billed by us, Ready Restoration Inc, plus any portion of the homeowner's deductible not previously collected.

We agree that any payments not made in accordance with this schedule shall be considered delinquent after ten days and agree to pay interest thereon at 1% per month until paid.

We understand that there is no guarantee for coverage by the insurance company, and in the event that there is no coverage, the homeowner will be responsible for paying, in full, the total for any work already completed. At that point, it will be the homeowner's decision whether or not to proceed any further with the repairs.

If no portion of the rebuild is being performed by Ready Restoration, and the we supply the estimate for the insurance company, a fee of 7.5% of the approved RCV will be due to the contractor within 14-days of approval.

Due to the nature of the work no completion date is specified. No verbal agreements are binding on Contractor.

Signed on: June 13, 2023

Owner's Name: Damian Hillary Phone #: (205) 223-0793

Loss Address: 625 Round Rd. Maylene, AL 35114

Owner: 

Contractor: 

Exhibit B



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READY RESTORATION
Mold • Fire • Water • Storm

100 Corporate Woods Cir Alabaster, AL 35007

February 7, 2024

Damien Hillary
625 Round Road
Maylene, AL 35114

Dear Mr. Hillary,

We have attempted to contact you several times to collect payment towards the plumbing invoice you owe. The balance is \$4008.98. We had an agreement that you would begin making payments starting at the end of January 2024 towards this debt. As of today, we have not received any communication from you. If we don't hear from you by February 16, 2024, we will proceed with documents to file a lien on the property located at the address above.

Please contact our office immediately.

Thank you,

Mary Ann Sartain
205-787-0393