

STATE OF ALABAMA

)

COUNTY OF SHELBY

)

This instrument was prepared by  
Hub Harrington  
22 Inverness Center Parkway, Suite 160  
Birmingham, AL 35242

Inst # 1998-02645

### VERIFIED CLAIM OF LIEN

Valley Distributors, Inc., a corporation organized under the laws of the State of Alabama, by and through Cindy Ellison, its Credit Manager, who has personal knowledge of the facts set forth herein, files this statement in writing, verified by her oath. Valley Distributors, Inc., claims a lien upon certain real properties located in Village Parrish Townhomes at 108, 110, 112, 114, 116, 118, 120, 122, 124, and 126 Frances Lane, and situated in Helena, Shelby County, Alabama, more particularly described as follows, to-wit:

[SEE ATTACHED EXHIBIT "A"]

This lien is claimed, separately and severally, as to the land, buildings and improvements thereon to the extent of the entire lot or parcel which is contained within a 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, plus one (1) acre of land surrounding and contiguous thereto.

This lien is claimed on the above mentioned land, buildings and improvements to secure the indebtedness owed by B & S Land Development, Inc., in the amount of TWENTY THOUSAND EIGHT HUNDRED TWENTY-FIVE AND 00/100 DOLLARS (\$20,825.00) [See attached Exhibit "B"], said sum being due and owing after all credits have been given, from the 17th day of December, 1997, and which sum, plus interest thereon and attorney fees, is presently due and unpaid.

01/26/1998-02645  
01:24 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MEL 16.00

This sum of money is due and owing for materials, labor and equipment supplied by Valley Distributors, Inc., said materials, labor and equipment being used for the construction of the buildings and improvements on the above-described real property.

The owner and proprietor of the above-described real property is B & S Land Development, Inc.

VALLEY DISTRIBUTORS, INC.

Cindy Ellison

By: Cindy Ellison  
Its: Credit Manager

STATE OF ALABAMA     )  
                                  :  
SHELBY COUNTY         )

Before me, the undersigned, a Notary Public, in and for the County of Jefferson, State of Alabama, personally appeared Cindy Ellison who, being duly sworn, deposes and says as follows: That she has personal knowledge of the facts set forth in the foregoing statement of lien and that the same are true and correct to the best of his knowledge, information and belief.

Cindy Ellison  
Cindy Ellison

Sworn to and Subscribed before me on this 22<sup>nd</sup> day of January, 1998.

Harriett  
Notary Public  
My Commission Expires: 1-29-99

[NOTARIAL SEAL]

EXHIBIT "A"

This Form Provided By

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-4204 (205) 669-4291 Fax (205) 669-3130

6-2ND 1-5

(Name) B&S Land

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Joyce K. Lynn

(Address) 1109 Townhouse Road - Helena, AL 35080

Form 1-1-87 Rev. 1-88

**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

HMW PARTNERS, L.L.C.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

B & S Land & Development, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

lots 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10, according to the survey of Village Parrish, A Townhome Community, as recorded in Map Book 22, Page 127 in the Probate Office of Shelby County, Alabama.

Subject to easements and restriction of record.

Mineral & mining rights excepted.

The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.

Inst # 1997-23296

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns, (or assigns, if the said GRANTEES are minors or incompetents, to their legal representatives), their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hands(s) and seal(s), this 15th day of July, 19 97.

HMW PARTNERS, L.L.C.

Jack D. Harris

Jack D. Harris, Partner

Roy L. Martin

Roy L. Martin, Partner

General Acknowledgment

STATE OF ALABAMA

Shelby

COUNTY

I, Joyce K. Lynn

hereby certify that

Jack D. Harris and Roy L. Martin, Partners

joined in the foregoing conveyance, and who are known

**EXHIBIT "B"****PROPERTY DESCRIPTIONS:****VILLAGE PARRISH**

Lot 1	126 Frances Lane	\$ 594.50} 2,327.00} 235.00} 425.00} <b>\$3,581.50</b>
Lot 2	124 Frances Lane	594.50} 2,327.00} 235.00} 425.00} <b>\$3,581.50</b>
Lot 3	122 Frances Lane	594.50} 2,327.00} 235.00} 425.00} <b>\$3,581.50</b>
Lot 4	120 Frances Lane	594.50} 2,327.00} 235.00} 425.00} <b>\$3,581.50</b>
Lot 5	118 Frances Lane	594.50} 2,327.00} 235.00} 425.00} <b>\$3,581.50</b>
Lot 6	116 Frances Lane	583.50
Lot 7	114 Frances Lane	583.50
Lot 8	112 Frances Lane	583.50
Lot 9	110 Frances Lane	583.50
Lot 10	108 Frances Lane	<u>583.50</u>

**TOTAL: \$ 20,825.00**

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SHELBY COUNTY JUDGE OF PROBATE  
16.00  
004 MEL