

STATE OF ALABAMA     )  
SHELBY COUNTY        )

**VERIFIED STATEMENT OF LIEN**

**NOW COMES**, DeAnne Hughes, and files this statement in writing, as President of Chandalar South Townhouse Association, Inc. (the "Association"), who has personal knowledge of the facts set forth herein:

That said Association claims a lien upon the following property situated in Shelby County, Alabama:

1924 Chandalar Court  
Birmingham, Alabama 35124  
(See attached Exhibit "A" for legal description)

This lien is claimed separately and severally as to the residence and any improvements thereon and the said land, if any.

Pursuant to the Declaration of Covenants, Conditions and Restrictions (the "Declaration"), the said lien is claimed to secure an indebtedness of \$1,570.00 to the date hereof, but not thereafter, which includes Association fees, interest, late charges and attorneys' fees for services rendered to or for the benefit of said real property. The lien is claimed for unpaid assessments and late charges, if any, which accrue subsequently to the filing of the Verified Statement of Lien together with interest and attorneys' fees accrued thereon.

The name of the owner or proprietor of said property is Tina M. Rigsby

**CHANDALAR SOUTH TOWNHOUSE  
ASSOCIATION, INC.**, an Alabama non-profit  
corporation

By:   
President

12/15/05



20051227000662850 2/3 \$17.00  
Shelby Cnty Judge of Probate, AL  
12/27/2005 12:07:43PM FILED/CERT

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **DeAnne Hughes**, whose name is signed to the above instrument as President of **CHANDALAR SOUTH TOWNHOUSE ASSOCIATION, INC.**, an Alabama non-profit corporation, and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as aforesaid.

Given under my hand and official seal this the 15<sup>th</sup> day of Dec, 2005.

[NOTARY SEAL]

Brenda H. Clayton  
Notary Public  
My commission expires 4-27-09

THIS INSTRUMENT PREPARED BY:  
Justin D. Fingar, Esq.  
Johnston, Conwell & Donovan, L.L.C.  
813 Shades Creek Parkway, Suite 200  
Birmingham, Alabama 35209  
205-414-1228



## EXHIBIT A

Unit "A" of Lot 2 of Chandalar South Townhouses as recorded in Map Book 7, Page 166 A&B, in the Office of the Judge of Probate of Shelby County, Alabama. more particularly described as follows: Commence at the Southeast corner of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, thence North along the east line of said  $\frac{1}{4}$   $\frac{1}{4}$  section, a distance of 100.05 feet; thence left  $88^{\circ} 06' 15''$ , in a Westerly direction a distance of 404.70 feet; thence turn right  $55^{\circ} 23'$  Northwesterly for 194.91 feet to the most Southerly corner of Lot 2; thence turn right  $90^{\circ} 00'$  Northeasterly along the Southwesterly line of said Lot 2 for 110.00 feet to the most Easterly corner of said Lot 2; thence turn left  $90^{\circ} 00'$  Northwesterly along the Northeasterly line of said Lot 2 for a distance of 14.88 feet to a point; thence  $90^{\circ}$  left and run in a Southwesterly direction for a distance 22.20 feet to the point of beginning; said point being further identified as being the point of intersection of the centerline of the wood fence enclosing the fronts of Units "A", "B", "C" and "D" and the centerline of the wood fence joining the Southeast corner of Unit "A"; thence continue in a Southwesterly direction along the centerline of fence, party wall and fence, being the Southeast side of Unit "A" for a distance of 68.07 feet to the most Southerly corner of the fence enclosing the backs of units "A" "B", "C" and "D"; thence right in a Northwesterly direction along the centerline of last described wood fence for a distance of 26.30 feet to the intersection with a wood fence common to Units "A" and "B"; thence right in a Northeasterly direction along the centerline of the fence, party wall and fence common to Units "A" and "B" a distance of 68.24 feet to an intersection with the centerline of the fence enclosing the fronts of Units "A", "B", "C" and "D"; thence right in a Southeasterly direction along the centerline of last described fence a distance of 26.48 feet to the point of beginning.

Rigsby