

Chase Plantation Homeowners Association – Phase One
P.O. Box 36873
Hoover, AL 35236-6873



20091120000432520 1/2 \$14.00
Shelby Cnty Judge of Probate, AL
11/20/2009 01:06:41 PM FILED/CERT

November 20, 2009

State of Alabama
County of Shelby

Chase Plantation Homeowners Association – Phase One files this statement in writing verified by oath of Charles McGairty as a member of its Board of Directors.

That Chase Plantation Homeowners Association – Phase One claims a lien on the following property, to wit, the residence and building on the premises of Parcel ID 117250001001082 as recorded in the Tax Assessors office in Shelby County, AL. - *SEE ATTACHED FOR LEGAL DESCRIPTION*

This lien is claimed separately and severally as to both building and improvements thereon and the said land.

That said lien is claimed and said to secure an indebtedness of \$900 (Nine hundred dollars and no cents) after all just claims have been given without interest from, to wit, October 1, 2008 for Chase Plantation Homeowners Association – Phase One Quarterly Dues for townhouse located at 28 Ashford Circle, Hoover, AL 35244.

The name of the homeowner is unknown but believed to be Bao Luu with the last known mailing address of P.O. Box 361076, Birmingham, AL 35236

Chase Plantation Homeowners Association – Phase One

By: *Charles McGairty*
Board of Directors President – 2009/2010

State of Alabama
County of Shelby

Before me, the undersigned a notary Public in and for said State and County, personally appeared Charles McGairty, who being by me first duly sworn, deposes and says the he has statement of lien and that the same are true and correct to the best of his knowledge and belief.

Sworn and appeared before me this 20th day of November, 2009

Notary Signature

Notary Public

MY COMMISSION EXPIRES MARCH 30, 2013

My Commission Expires:

20060421000187130 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
04/21/2006 10:38:51AM FILED/CERT

5336 Stadium Trace Parkway
Suite #104
Hoover, Alabama 35244
40.000059

Send tax notice to:

Ex. A

Bao Luu

28 Ashford Circle

Hoover, AL 35244

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #345

Birmingham, Alabama 35243

STATE OF ALABAMA

COUNTY Shelby

WARRANTY DEED

20091120000432520 2/2 \$14.00
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KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty One Thousand and 00/100 Dollars (\$161,000.00) in hand paid to the undersigned, Jose R Munoz and spouse, Maria L Munoz (hereinafter referred to as "Grantors") by Bao Luu (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28-A, according to the Survey of the Resurvey of Lots 25, 26, 27, 28, 29, 30, 31 and 32 of the amended Map of Chase Plantation as recorded in Map Book 8, Page 117, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.

RESTRICTIONS, COVENANTS, CONDITIONS, BUILDING SETBACK LINES, EASEMENTS AND RIGHTS OF WAYS OF RECORD.

MINERAL AND MINING RIGHTS AS RECORDED IN DEED BOOK 127, PAGE 140.

ALL OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF TWO MORTGAGE LOANS.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.