

STATE OF ALABAMA)
SHELBY COUNTY)

FULL SATISFACTION OF RECORDED LIEN

Know All By These Present that the undersigned, St. Charles Place Homeowners Association, Inc, for valuable consideration paid, does hereby release the following lien recorded in Instrument Nos.: 20100907000287990, 20090831000336210, 20080703000272290 and 20070613000277540 against the property currently owned by David Culotta and previously owned by Trinidad Tehjada, Jose Arden and Rosa Arden in the Shelby County Probate Records.

St. Charles Place Homeowners Association, Inc.



Melissa K. Akers
Treasurer

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public, in and for said County in said State, hereby certify that Melissa K. Akers, as Treasurer of the St. Charles Place Homeowners Association, Inc., whose name is signed to the foregoing release and who is known to me, with full authority acknowledged before me this day that, being informed of the contents of this release, she executed the same voluntarily on the day the same bears date as act of said corporation.

Given under my hand and official seal this the 7th day of October, 2011.



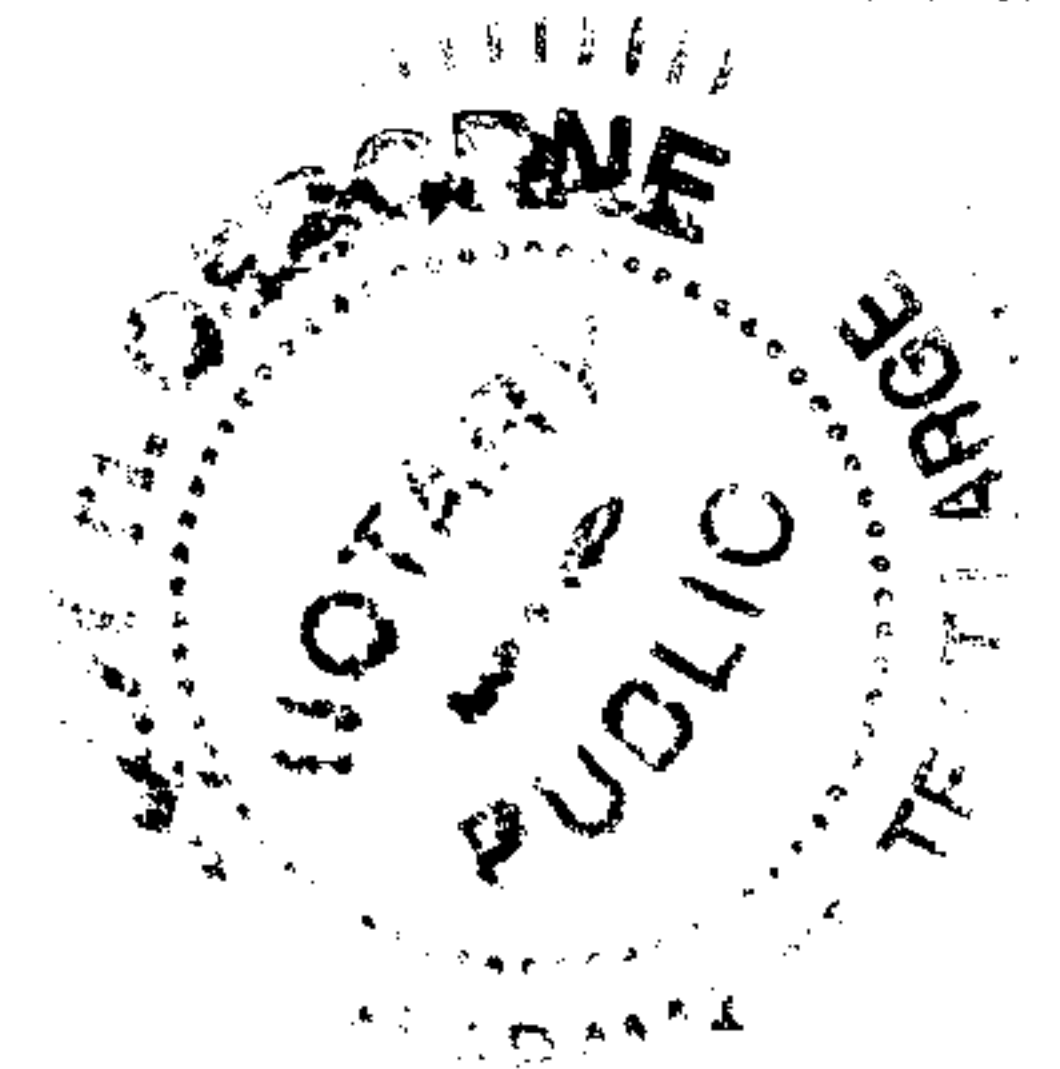
20120327000104450 1/6 \$30.00
Shelby Cnty Judge of Probate, AL
03/27/2012 11:12:29 AM FILED/CERT

Notary Public:

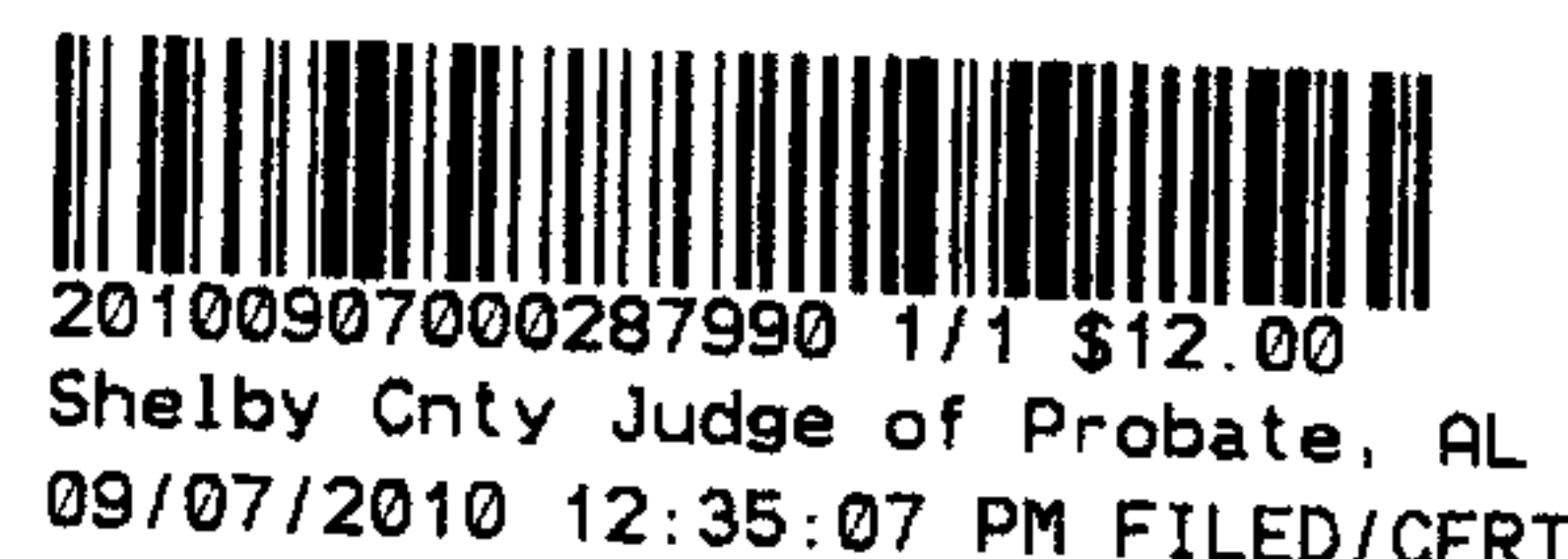
My commission expires

(SEAL)

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 18, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS



**STATE OF ALABAMA)
SHELBY COUNTY)**



VERIFIED STATEMENT OF LIEN

NOW COMES Melissa K. Akers, and files this statement in writing, as Treasurer of the St. Charles Place Homeowners Association, Inc. who has personal knowledge of the facts set forth herein:

That said St. Charles Place Homeowners Association, Inc. claims a lien for unpaid Homeowners Association assessments upon the following property, situated in Shelby County Alabama:

A residence located at: 122 St. Charles Drive
Helena, Alabama 35080

Legal Description: Lot 20, according to the Survey of Magnolia Park, St. Charles Place, Phase Three, Sector One as recorded in Map Book 21, Page 4, in the Probate Office of Shelby County, Alabama.

The said lien is claimed to secure the indebtedness of One Hundred (\$100.00) Dollars plus interest, costs and reasonable attorney's fees pursuant to a resolution of the Board of the Association dated July 20, 2010.

The names of the owners of said property are Trinidad Tehjada, Jose Arden and Rosa Arden.

St. Charles Place Homeowner Association, Inc.

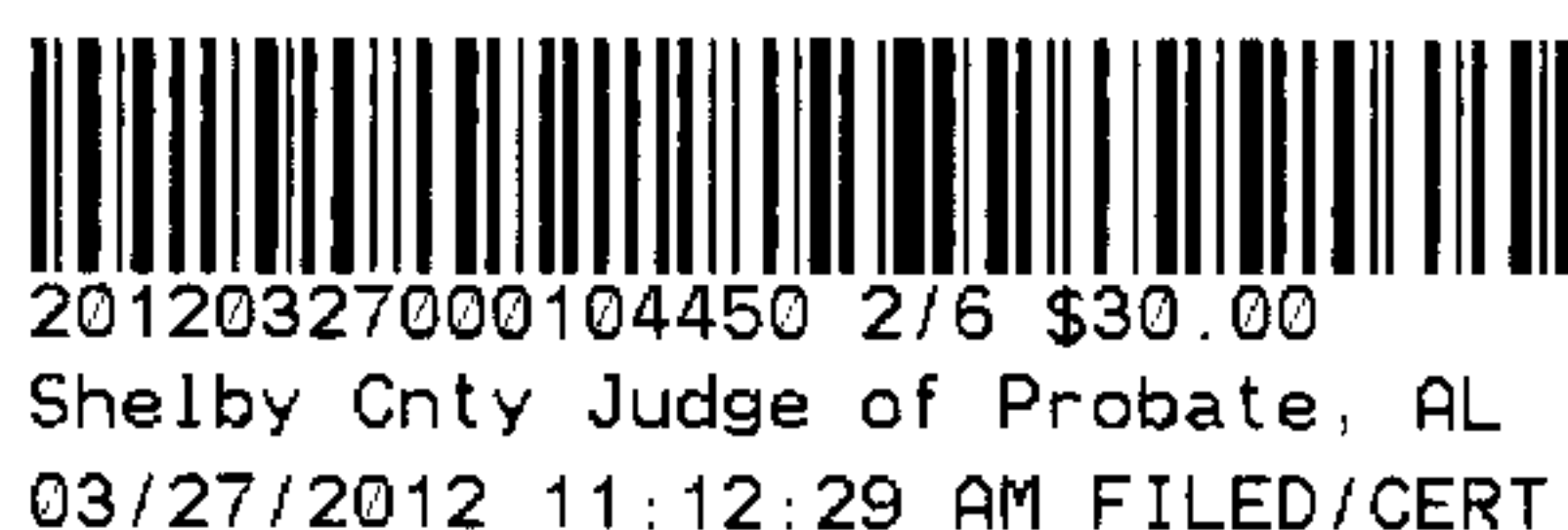
By: Melissa K. Akers
Melissa K. Akers
Treasurer

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Melissa K. Akers, whose name is signed to the above instrument as Treasurer of St. Charles Place Homeowners Association, Inc., an Alabama corporation, and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, 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 29th day of July, 2010.

Notary Public
My commission expires: 2/20/13



(Seal)

STATE OF ALABAMA)
SHELBY COUNTY)

20090831000336210 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
08/31/2009 02:49:25 PM FILED/CERT

VERIFIED STATEMENT OF LIEN

NOW COMES Rodney Preston, and files this statement in writing, as President of the St. Charles Place Homeowners Association, Inc. who has personal knowledge of the facts set forth herein:

That said St. Charles Place Homeowners Association, Inc. claims a lien for unpaid Homeowners Association assessments upon the following property, situated in Shelby County Alabama:

A residence located at: 122 St Charles Drive
Helena, Alabama 35080

Legal Description: Lot 20, according to the survey of St. Charles Place, as recorded in Map Book 21, page 4 in the Probate Office of Shelby County, Alabama.

The said lien is claimed to secure the indebtedness of One Hundred (\$100.00) Dollars plus interest, costs and reasonable attorney's fees pursuant to a resolution of the Board of the Association dated July 1, 2009.

The name of the owner of said property is Trinidad Tehjada, Jose Ardon, & Rosa Ardon.

St. Charles Place Homeowner Association, Inc.

By: Rodney Preston
Rodney Preston

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Beverly Fetterolf, whose name is signed to the above instrument as Treasurer of St. Charles Place Homeowners Association, Inc., an Alabama corporation, and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, 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 26th day of August, 2009.

(Seal)

Dennis Perry
Notary Public
My commission expires: _____

20120327000104450 3/6 \$30.00
Shelby Cnty Judge of Probate, AL
03/27/2012 11:12:29 AM FILED/CERT

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 21, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA)
SHELBY COUNTY)

20080703000272290 1/1 \$11.00
Shelby Cnty Judge of Probate, AL
07/03/2008 03:56:57PM FILED/CERT

VERIFIED STATEMENT OF LIEN

NOW COMES Beverly Fetterolf, and files this statement in writing, as Treasurer of the St. Charles Place Homeowners Association, Inc. who has personal knowledge of the facts set forth herein:

That said St. Charles Place Homeowners Association, Inc. claims a lien for unpaid Homeowners Association assessments upon the following property, situated in Shelby County Alabama:

A residence located at: 122 St. Charles Drive
Helena, Alabama 35080

Legal Description: Lot 20, according to the Survey of Magnolia Park, St. Charles Place, Phase Three, Sector One, as recorded in Map Book 21, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

20120327000104450 4/6 \$30.00
Shelby Cnty Judge of Probate, AL
03/27/2012 11:12:29 AM FILED/CERT

The said lien is claimed to secure the indebtedness of One Hundred (\$100.00) Dollars plus interest, costs and reasonable attorney's fees pursuant to a resolution of the Board of the Association dated June 10, 2008.

The name of the owner of said property is Trinidad Tehjada, Jose Ardon and Rosa Ardon..

St. Charles Place Homeowner Association, Inc.

By: Beverly Fetterolf
Beverly Fetterolf

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Beverly Fetterolf, whose name is signed to the above instrument as Treasurer of St. Charles Place Homeowners Association, Inc., an Alabama corporation, and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, 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 3rd day of July, 2008.

(Seal)

Dawn Raso
Notary Public
My commission expires: 3/26/10

STATE OF ALABAMA)
SHELBY COUNTY)

20070613000277540 1/1 \$11.00
Shelby Cnty Judge of Probate, AL
06/13/2007 11:38:24AM FILED/CERT

VERIFIED STATEMENT OF LIEN

NOW COMES Beverly Fetterolf, and files this statement in writing, as Treasurer of the St. Charles Place Homeowners Association, Inc. who has personal knowledge of the facts set forth herein:

That said St. Charles Place Homeowners Association, Inc. claims a lien for unpaid Homeowners Association assessments upon the following property, situated in Shelby County Alabama:

A residence located at: 122 St. Charles Drive
Helena, Alabama 35080

Legal Description: Lot 20, according to the Survey of Magnolia Park, St. Charles Place, Phase Three, Sector One, as recorded in Map Book 21, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

20120327000104450 5/6 \$30.00
Shelby Cnty Judge of Probate, AL
03/27/2012 11:12:29 AM FILED/CERT

The said lien is claimed to secure the indebtedness of One Hundred (\$100.00) Dollars plus interest, costs and reasonable attorney's fees pursuant to a resolution of the Board of the Association dated April 12, 2007.

The name of the owner of said property is Trinidad Tehjada, Jose Ardon and Rosa Ardon..

St. Charles Place Homeowner Association, Inc.

By: Beverly Fetterolf
Beverly Fetterolf

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Beverly Fetterolf, whose name is signed to the above instrument as Treasurer of St. Charles Place Homeowners Association, Inc., an Alabama corporation, and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, 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 6 day of June, 2007.

(Seal)

Dawn Rocco
Notary Public
My commission expires 3/20/10

20060331000149460 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
03/31/2006 08:52:26AM FILED/CERT

This instrument was prepared by:
Jason Langley, Esq.
Scott, Sullivan, Streetman and Fox, PC
2450 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice To:
Trinidad Tejada
122 St. Charles Drive
Helena, Alabama 35080

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Forty Nine Thousand Five Hundred and No/100 Dollars (\$149,500.00) to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jon M. Kalahar and Amanda K. Kalahar, Husband and Wife (herein referred to as grantors) do, grant, bargain, sell and convey unto Trinidad Tejada, Jose Ardon and Rosa Ardon (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Magnolia Park, St Charles Place, Phase Three, Sector One, as recorded in Map Book 21, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

\$149,500.00 of the purchase price is being paid for with a purchase money mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 hand(s) and seal(s), this 28th day of March, 2006.



Jon Kalahar (Seal)


Amanda Kalahar (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jon and Amanda Kalahar,, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28th day of March , 2006.


20120327000104450 6/6 \$30.00
Shelby Cnty Judge of Probate, AL
03/27/2012 11:12:29 AM FILED/CERT


Notary Public
my commission expires: 9/19/07