

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATEMENT OF LIEN

THIS STATEMENT OF LIEN is made and claimed on this 1 day of June, 2015, by **MEADOW BROOK CORPORATE PARK ASSOCIATION, INC.**, an Alabama non-profit corporation (the "Association").

RECITALS:

700 RIDGEVIEW, LLC, a Georgia limited liability company (the "Delinquent Owner"), is the owner of the following described real property (the "Delinquent Property") situated in Shelby County, Alabama:

Lot 2D-3A, according to the Southerland Place Resurvey, as recorded in Map Book 25, page 143, in the Probate Office of Shelby County, Alabama.

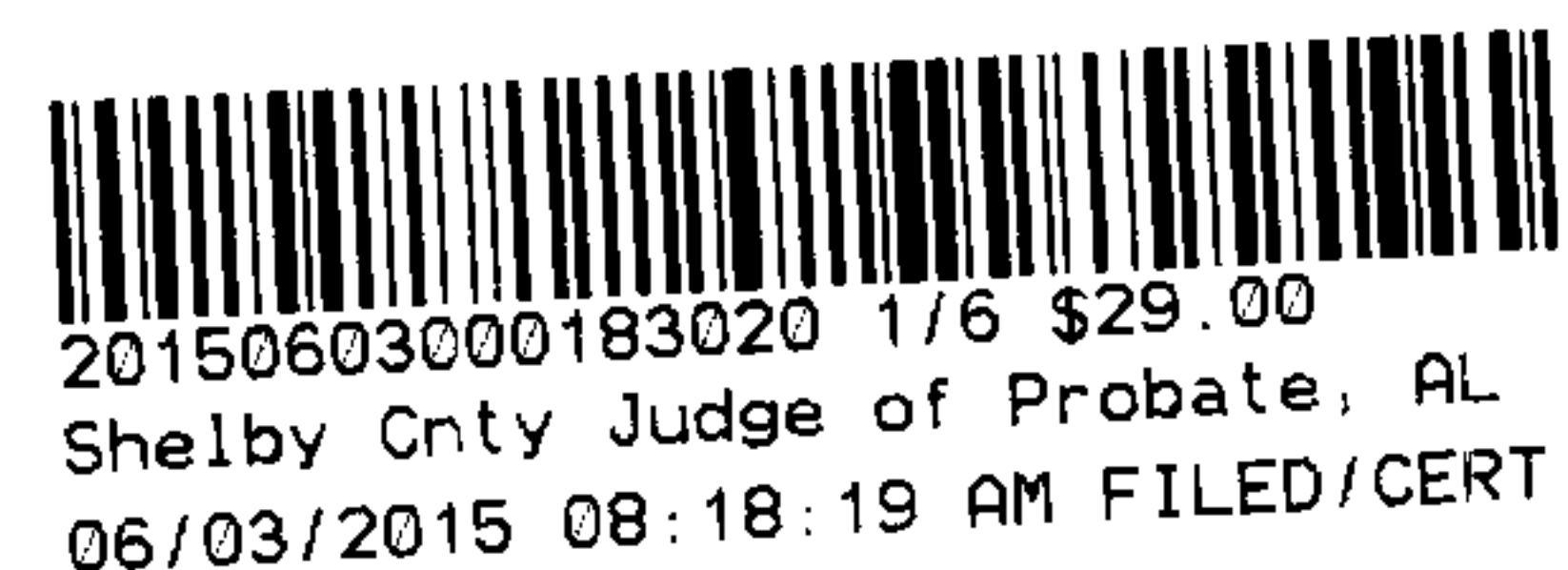
The Delinquent Property is subject to the terms and provisions of the Declaration of Covenants, Conditions and Restrictions for Meadow Brook Corporate Park dated as of October 17, 1984 and recorded in Deed Book 005, Page 803 in the Office of the Judge of Probate of Shelby County, Alabama, as amended from time to time (collectively, as so amended, the "Declaration"). *Capitalized terms not otherwise expressly defined herein shall have the same meanings given to them in the Declaration.*

Pursuant to Article VII of the Declaration, Section 7.04, an equitable charge and continuing lien was placed upon each Lot subject to the terms and provisions of the Declaration for the payment of all Assessments, together with interest at the Applicable Rate, as set forth in Declaration, together with attorneys' fees and expenses, as provided in the Declaration. The Delinquent Property is a Lot pursuant to the terms and provisions of the Declaration.

NOW, THEREFORE, in consideration of the premises, the Association does hereby claim a lien on the Delinquent Property and files this statement in writing verified by the oath of Alicia Teed, the Vice President of the Association, who has personal knowledge of the facts set forth herein:

1. Pursuant to Sections 7.04 and 7.07 of the Declaration, the Association claims a lien on the Delinquent Property for unpaid Assessments, interest, attorneys' fees, court costs, and other expenses paid or incurred by the Association in connection therewith. This lien is claimed separately and severally, as to both the buildings and improvements and the land comprising the Delinquent Property.

2. The name and address of the Delinquent Owner is: **700 Ridgeview, LLC, Two Buckhead Plaza, 3050 Peachtree Road, NW, Suite 355, Atlanta, GA, 30305, Attn: Kathryn Branigan.**



3. The legal description for the Delinquent Property is: **Lot 2D-3A, according to the Southerland Place Resurvey, as recorded in Map Book 25, page 143, in the Probate Office of Shelby County, Alabama.**

4. This lien is claimed to secure an indebtedness of **\$176,688.66** with interest thereon at the Applicable Rate, determined as follows:

2008 Assessments

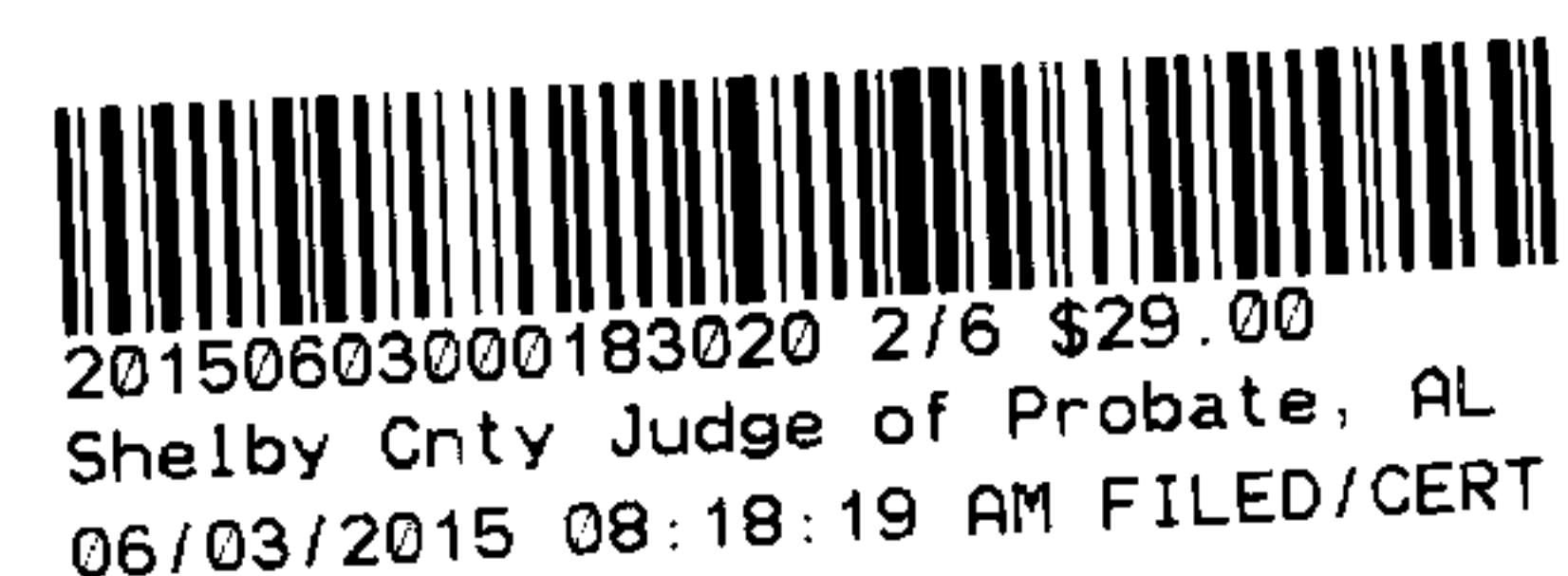
(a)	Unpaid annual Assessments from January 1, 2008 through December 31, 2008 (due on March 14, 2008)	\$ 2,166.24
(b)	Interest at 3.25% per annum on unpaid Assessments from March 14, 2008 through May 31, 2015	\$ 507.71
TOTAL AMOUNT DUE AS OF MAY 31 st , 2015 WITH RESPECT TO 2008 ASSESSMENTS:		<u>\$ 2,673.95</u>

2009 Assessments

(a)	Unpaid annual Assessments from January 1, 2009 through December 31, 2009 (due on April 9, 2009)	\$ 14,909.32
(b)	Interest at 3.25% per annum on unpaid Assessments from April 9, 2009 through May 31, 2015	\$ 2,976.35
TOTAL AMOUNT DUE AS OF MAY 31 st , 2015 WITH RESPECT TO 2009 ASSESSMENTS:		<u>\$ 17,885.67</u>

2010 Assessments

(a)	Unpaid annual Assessments from January 1, 2010 through December 31, 2010 (due on March 27, 2010)	\$ 18,126.09
(b)	Interest at 3.25% per annum on unpaid Assessments from March 27, 2010 through May 31, 2015	\$ 3,050.40
TOTAL AMOUNT DUE AS OF MAY 31 st , 2015		<u>\$ 21,176.49</u>



WITH RESPECT TO 2010 ASSESSMENTS:

2011 Assessments

- | | | |
|-----|---|--------------|
| (a) | Unpaid annual Assessments from
January 1, 2011 through December
31, 2011 (due on March 7, 2011) | \$ 18,970.54 |
| (b) | Interest at 3.25% per annum on
unpaid Assessments from March 7,
2011 through May 31, 2015 | \$ 2,609.75 |

TOTAL AMOUNT DUE AS OF MAY 31 st , 2015 WITH RESPECT TO 2011 ASSESSMENTS:	<u>\$ 21,580.29</u>
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2012 Assessments

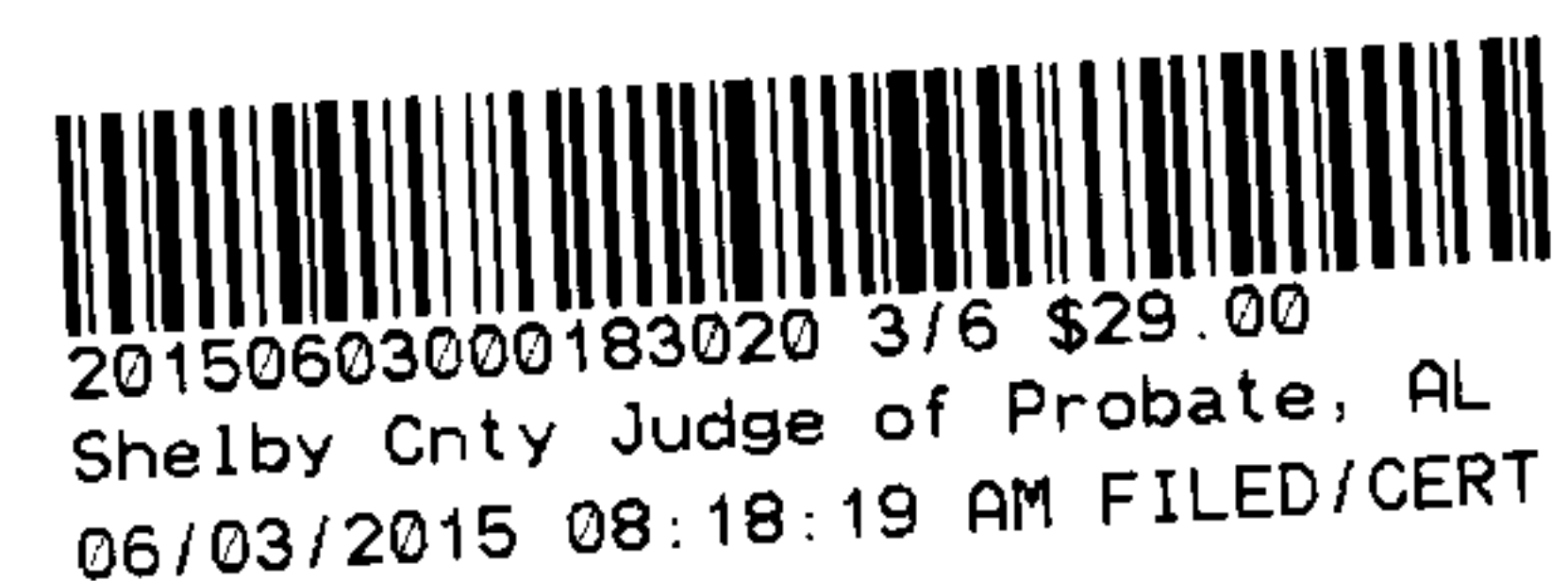
- | | | |
|-----|---|--------------|
| (a) | Unpaid annual Assessments from
January 1, 2012 through December
31, 2012 (due on June 14, 2012) | \$ 36,489.96 |
| (b) | Interest at 3.25% per annum on
unpaid Assessments from June 14,
2008 through May 31, 2015 | \$ 3,510.51 |

TOTAL AMOUNT DUE AS OF MAY 31 st , 2015 WITH RESPECT TO 2012 ASSESSMENTS:	<u>\$ 40,000.47</u>
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2013 Assessments

- | | | |
|-----|---|--------------|
| (a) | Unpaid annual Assessments from
January 1, 2013 through December
31, 2013 (due on June 13, 2013) | \$ 27,726.07 |
| (b) | Interest at 3.25% per annum on
unpaid Assessments from June 13,
2013 through May 31, 2015 | \$ 1,770.10 |

TOTAL AMOUNT DUE AS OF MAY 31 st , 2015 WITH RESPECT TO 2013 ASSESSMENTS:	<u>\$ 29,496.17</u>
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2014 Assessments

(a)	Unpaid annual Assessments from January 1, 2014 through December 31, 2014 (due on March 8, 2014)	\$ 20,671.11
(b)	Interest at 3.25% per annum on unpaid Assessments from March 8, 2014 through May 31, 2015	\$ 826.42
TOTAL AMOUNT DUE AS OF MAY 31 st , 2015 WITH RESPECT TO 2014 ASSESSMENTS:		<u>\$ 21,497.53</u>

2015 Assessments

(a)	Estimated unpaid annual Assessments from January 1, 2015 through December 31, 2015 (due on February 14, 2015)	\$ 22,168.85
(b)	Interest at 3.25% per annum on unpaid Assessments from February 14, 2015 through May 31, 2015	\$ 209.24
TOTAL AMOUNT DUE AS OF MAY 31 st , 2015 WITH RESPECT TO 2015 ASSESSMENTS:		<u>\$ 22,378.09</u>

TOTAL AMOUNT DUE AND OWING AS OF MAY 31, 2015 FOR UNPAID ASSESSMENTS AND INTEREST DUE THEREON FOR CALENDAR YEARS 2008 THROUGH 2015: \$176,688.66.

THE FOREGOING AMOUNT DUE DOES NOT INCLUDE COLLECTION COSTS AND ATTORNEYS' FEES AND EXPENSES INCURRED BY THE ASSOCIATION PRIOR TO MAY 31, 2015 AND DOES NOT INCLUDE INTEREST, COLLECTION COSTS AND ATTORNEYS' FEES AND EXPENSES INCURRED AFTER THE DATE HEREOF, WHICH AMOUNTS SHALL CONTINUE TO ACCRUE AND BE CHARGED UNTIL PAYMENT IN FULL HAS BEEN RECEIVED BY THE ASSOCIATION.

5. This claim of lien is made by the Association pursuant to the Declaration and is claimed against the Delinquent Property in the amount set forth in Paragraph 4 above.

IN WITNESS WHEREOF, the Association has caused this Statement of Lien to be executed as of the date and year first above written.

**MEADOW BROOK CORPORATE PARK
ASSOCIATION, INC.**

By: Alicia M Teed
Printed Name: Alicia M Teed
Its: Vice President

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Alicia M Teed, whose name as Vice President of Meadow Brook Corporate Park Association, Inc., an Alabama nonprofit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day 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.

Given under my hand and official seal this 1 day of June, 2015.

[NOTARIAL SEAL]

Lisa A Doss
Notary Public
My commission expires: November 2, 2017

20150603000183020 5/6 \$29.00
Shelby Cnty Judge of Probate, AL
06/03/2015 08:18:19 AM FILED/CERT

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

Before me, a notary public in and for said county in said state personally appeared Alicia Teed, who being duly sworn, doth depose and say: 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 her knowledge and belief:

Alicia M Teed
Affiant

Sworn to and subscribed before me on this 1 day of June, 2015 by said affiant.

Lisa A Dodd
Notary Public
My commission expires: MY COMMISSION EXPIRES:
November 2, 2017

[NOTARIAL SEAL]

This Instrument prepared by and upon recording should be delivered to Stephen R. Monk, Esq., Bradley Arant Boult Cummings LLP One Federal Plaza 1819 Fifth Avenue North Birmingham, Alabama 35203-2119

20150603000183020 6/6 \$29.00
Shelby Cnty Judge of Probate, AL
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