


THIS INSTRUMENT PREPARED BY
Michael C. Mosko
BALLANTRAE RESIDENTIAL ASSOCIATION, INC.
2101 4th Avenue South , Suite 200
Birmingham, Alabama 35233-2029


20150713000234610 1/1 \$14.00
Shelby Cnty Judge of Probate, AL
07/13/2015 09:01:26 AM FILED/CERT

STATE OF ALABAMA }
COUNTY OF SHELBY }

LIEN FOR INDIVIDUAL ASSESSMENT

The Ballantrae Residential Association Inc., files this statement in writing, verified by the oath of J. Steven Mobley, as the Developer and President of the Ballantrae Residential Association, Inc. who has personal knowledge of the facts herein set forth:

That said Ballantrae Residential Association, Inc. claims a lien upon the following property, situated in Shelby County, Alabama, to-wit:

Lot 448 of Stoneykirk at Ballantrae, Phase 2, as recorded in Map Book 32, Page 105, in the office of the Judge of Probate of Shelby County, Alabama.

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

That said lien is claimed to secure an indebtedness of \$ 400.00 with interest, from to-wit: the 9th day of June, 2015, for the continuing violation (June 9, 22 and 30, 2015, and July 7, 2015, for blue tape on door more than one (1) year) of Section 2.01 (page 3) of the Protective Covenants for Stoneykirk at Ballantrae, Phase II. This violation of Section 2.01 refers to unsightly conditions of any dwelling, buildings or grounds on such Owner's Lot which may tend to decrease the beauty of the specific area or of the neighborhood as a whole for failure to comply with the terms of the Protective Covenants for Lot 448. Covenant for Assessments (page 11) Section 5.01 (iii) individual assessments levied against any Lot and owner as a result of such owner's failure to comply with the terms of these Protective Covenants.

The name of the owners of the said property are Kenneth and Debra G. Zayler – 1412 Stoneykirk Road/Pelham, AL 35124.

Ballantrae Residential Association, Inc.

By : 

Its : Developer and President-Claimant

STATE OF ALABAMA }
COUNTY OF SHELBY }

Before me, Michael C. Mosko, a Notary Public in and for the County of Shelby, State of Alabama, personally appeared J. Steven Mobley, as Developer and President of the Ballantrae Residential Association, Inc., who being sworn, doth depose and say: That he 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 and belief.

Subscribed and sworn to before me on this the 9th day of July, 2015, by said Affiant.



Notary Public

MY COMMISSION EXPIRES: June 4, 2016