

20160127000026730
01/27/2016 08:05:24 AM
REL 1/3

* This Release is being re-recorded to reflect the instrument # of lien being released as Instrument No. 20100708000216680.

THIS INSTRUMENT PREPARED BY
Inverness Office Park Association, Inc.
22 Inverness Center Parkway
Suite 650
Birmingham, AL 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

LIEN FOR OFFICE PARK ASSOCIATION ASSESSMENTS

The Inverness Office Park Association, Inc. (the "Association") files this statement in writing, verified by oath of Tom Krebs, Secretary and Treasurer of the Association, Inc., who has been duly authorized by the Association and has personal knowledge of the facts set forth herein:

That said Association claims a lien upon the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A


This lien is being filed with respect to the above described real estate (the "Property").

This lien is claimed and filed in order to secure an indebtedness of \$972.09, including interest and attorneys' fees & costs, which results from assessments levied against the Property for its owner's non-payment of Association Common Area Maintenance Costs for the portion of 2008 that the owner owned the Property. Said owner, identified below, owned the property during the months of January, February and March of 2008. After appropriate notice and demand, this lien is filed by the Association in accordance with Declaration of Protective Covenants for Inverness Office Park, which is recorded in the Office of Probate office of Shelby County, Alabama.

The name of the owner of the Property: Keith Development Corporation

Inverness Office Park Association, Inc.

By: Thomas Krebs
Its: SECRETARY/TREASURER


20100708000216680 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
07/08/2010 11:27:31 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

Before me, Marshall Ward, a Notary Public in and for the State of Alabama, personally appeared Tom Krebs, as the Secretary & Treasurer and a duly authorized officer of The Inverness Office Park Association, Inc., 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 2nd day of June, 2010.

Marshall Ward
Notary Public



20100708000218880 2/3 \$18.00
Shelby Only Judge of Probate, AL
07/08/2010 11:27:31 AM FILED/CERT

EXHIBIT A

Legal Description

Par of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows: Commence at an existing $\frac{1}{2}$ " rebar marking the point where the North line of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, Township 18 South, Range 2 West intersects the Southwesterly Right of Way of U.S. Highway No. 280 and run N 88° 24' 25" W along same 800.90 feet to a point; thence S 01° 35' 35" W 1009.92 feet to a point on the Southeasterly Right of Way of Inverness Center Parkway and the Point of Beginning of herein described Inverness Site - 8; thence from the Point of Beginning thus obtained run along said Southeasterly Right of Way of Inverness Center Parkway the following courses, N 60° 48' 34" E, 119.04 feet to the Point of Curve of a curve to the left, having a radius of 64.00 feet and a central angle of 9° 32' 40", thence N 56° 02' 14" E along the chord of said curve 10.65 feet to the Point of Tangent; thence N 51° 15' 54" E, 101.00 feet to the Point of Curve of a curve to the right, having a radius of 1231.50 feet and a central angle of 2° 49' 33"; thence N 52° 40' 40" E along the chord of said curve 60.73 feet to the Point of Tangent; thence N 54° 05' 27" E, 45.16 feet to the Point of Curve of a curve to the right, having a radius of 108.50 feet and a central angle of 35° 58' 08"; thence N 72° 04' 31" E along the chord of said curve 67.00 feet to the Point of Tangent; thence S 89° 58' 25" E 64.37 feet to the Point of Curve of a curve to the right, having a radius of 56 feet and a central angle of 47° 58' 27"; thence S 65° 57' 11" E, along the chord of said curve 45.53 feet to the Point of Tangent, being on the Southwesterly Right of Way of Inverness Center Place; thence continuing along said Southwesterly Right of Way of Inverness Center Place the following courses, S 41° 57' 58" E, 20.37 feet to the Point of Curve of a curve to the left, having a radius of 225 feet and a central angle of 22° 09' 13"; thence S 53° 02' 34" E along the chord of said curve 86.46 feet to the Point of Tangent; thence S 64° 07' 10" E, 3.45 feet to the Point of Curve of a curve to the left, having a radius of 249.99 feet and a central angle of 3° 56' 50"; thence S 68° 05' 35" E along the chord of said curve 17.22 feet to a point on said curve and the Northwesterly corner of Inverness Office Center, Building 104; thence S 39° 01' 39" W, leaving said Right of Way and running along the Northwesterly line of said Building 104 112.82 feet; thence the following courses along said Northwesterly line of Building 104; S 17° 58' 27" E, 15.56 feet; thence S 26° 16' 30" W, 44.95 feet; thence S 63° 52' 31" W, 17.26 feet; thence S 42° 12' 00" W, 44.95 feet to a point on the edge of water of Lake Heather, historically known as being the 496.00 feet elevation contour; thence the following courses along said edge of water, N 02° 34' 00" W, 6.55 feet; thence S 62° 26' 17" W, 33.63 feet; thence S 60° 24' 47" W, 51.23 feet; thence S 65° 42' 54" W 34.61 feet; thence S 44° 39' 42" W, 105 feet; thence N 42° 10' 19" W, 20.09 feet; thence S 01° 22' 45" W, 32.87 feet; thence S 61° 43' 09" W, 11.86 feet; thence N 64° 16' 55" W, 18.18 feet to an existing $\frac{5}{8}$ " rebar being the Southeasterly corner of Inverness Office Center, Site - 28 (the Barber Companies property); thence leaving the edge of water of Lake Heather, the following courses along the Northeasterly line of said site - 28, N 36° 50' 25" W, 82.00 feet; thence N 63° 13' 25" W, 100.81 feet; thence N 30° 25' 11" W, 109.73 feet to the Point of beginning. Contains 2.8098 acres.



20160127000026730 3/3 \$18.00
Shelby Only Judge of Probate, AL
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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/27/2016 08:05:24 AM
\$20.00 CHERRY
20160127000026730

James W. Fuhrmeister