

MECHANIC'S LIEN

STATE OF ALABAMA

COUNTY OF SHELBY



20160331000104250 1/3 \$20.00
Shelby Cnty Judge of Probate. AL
03/31/2016 01:43:19 PM FILED/CERT

BE IT KNOWN, that the undersigned lien claimant, Michael R. Carroll located at 127 Willow View Circle, in Wilsonville located in the County of Shelby in the State of Alabama with the zip code of 35186, hereby files a claim for a Mechanic's Lien against Frank Glass located at 126 GlenGerry Drive, in Pelham located in the County of Shelby in the State of Alabama in the zip code 35124, and hereinafter referred to as the "Owner," and Bank Corp South located at 2910 West Jackson Street, in Tupelo located in the County of in the State of Mississippi and the zip code of 38801 and any other persons, lenders, creditors or entities that have or may have a claim or interest in the below described real estate, and in support thereof states as follows:

BE IT KNOWN, that on 10/15/2015, the aforementioned Owner, did own the following described real estate property located in the County of Shelby, in the State of Alabama to wit:

The property being located at 126 Glengerry Drive , in the City of Pelham, Alabama 35124, and together with any improvements and other buildings, if any, is hereinafter referred to as the "Premises," with said real estate having the permanent index identification number of 14 8 28 3 006 027 000 and the legal property description as follows:

Lot 1027 Ballantrae Phase 2
Map Book 38 page 18

On 10/15/2015, the Lien Claimant entered into a written contract with the aforementioned Owner to build a new home on said Premises for the original total sum of \$25,000.00, which became due and payable upon completion of the build and/or project services.

The Lien Claimant satisfactorily completed and fulfilled its obligation to build a new home on the aforementioned Premises on 03/29/2016, and the Owner having inspected and approved of the work completed. To date the Lien Claimant has received a down payment toward the project build in the amount of \$0.00, thus leaving a balance due of \$4,422.00.

Lien Claimant, in good faith, provided the agreed upon labor and materials needed to build a new home at the request of the Owner of the Premises. A final invoice was provided to the Owner itemizing cost of materials and labor with a request for final payment. Furthermore, 0 months have elapsed since the Owner was provided with the final balance due.

The Lien Claimant hereby states and affirms that there is a total outstanding balance of \$4,422.00 in which the aforementioned party has neglected and, after repeated collection attempts, refuses to submit payment. is due to the Owner's breach of contract that the Claimant is entitled to have imposed a lien on the aforementioned and herein described property, along with any and all improvements located on the premises for the total outstanding sum owed, in addition to any interest and collection costs allowable by

law pursuant to the State of Alabama Statutes.



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Michael R. Carroll
127 Willow View Circle
Wilsonville Alabama 35186



(Signature)

3-31-16

(Date)

NOTARY ACKNOWLEDGMENT

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SS.

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The Affiant, Michael R. Carroll, being duly sworn, on oath deposes and says that s/he is the Lien Claimant and that s/he has read the foregoing claim for the lien and knows the contents thereof, and that all statements therein contained are true and correct to the best of his/her belief and knowledge.

Subscribed and sworn to before me on 3/31/16.

Michael R. Carroll
127 Willow View Circle
Wilsonville Alabama 35186

Michael R. Carroll
(Signature)

3.31.16
(Date)

Timothy S. Poe
(Notary Signature)

Timothy S. Poe
(Notary Printed Name)

My commission expires on: Feb 5, 2020

