



20170118000022790 1/7 \$33.00
Shelby Cnty Judge of Probate, AL
01/18/2017 02:47:05 PM FILED/CERT

Recording requested by: _____
When recorded, mail to: _____

Name: _____
Address: _____
City: _____
State/Zip: _____

Space above reserved for use by Recorder's Office

Document prepared by:

Name ROBERT J. LEE
Address 416 KNIGHTS BRIDGE
City/State/Zip ALABASTER AL. 35007

Claim of Lien

State of Alabama

County of Shelby

I, ANKER BUILDERS, LLC / R.J. LEE, being duly sworn, state the following:

In accordance with an agreement to provide labor and/or material, I did furnish the following labor and/or materials: Rebuild fire damage on home.

on the following described real property located in Shelby County,
State of Alabama, commonly known as:

and legally described as: LOT 31 according to Survey of Fallston
sector 2, Recorded in map book 19, page 117, Shelby County, Alabama

which property is owned by Phillip A. Shields, whose address is
124 Squire Dr. Helena, Alabama, of a total value of \$ 125,038.59,
of which there remains unpaid \$ 41,679.53, and I further state that I furnished the first of
the items on the date of March 15, 2016, and the last of the items on the date of
December 30, 2016.

I hereby, under the laws of the State of Alabama, claim a lien against the
above-described property in the amount of money, stated above, which remains unpaid to me.

[Signature]
Signature of Person Claiming Lien

ROBERT J. LEE
Name of Person Claiming Lien

Address of person claiming lien:

416 Knightbridge Alabaster, Alabama 35007

On January 18, 2017, ROBERT J. LEE came before me personally and, under oath, stated that he/she is the person described in the above document and that he/she signed the above document in my presence.

[Signature]
Notary Signature MCE 4/22/18

Notary Public,

In and for the County of Shelby State of Alabama

My commission expires: 4/22/18 Seal

CERTIFICATE OF MAILING

I, _____, certify that on this date, _____, I have mailed a copy of this Claim of Lien by USPS certified mail, return receipt requested, in accordance with the law, to:

Name: _____

Address: _____

Date: _____

Signature of Person Mailing Claim of Lien

Name of Person Mailing Claim of Lien

State of _____

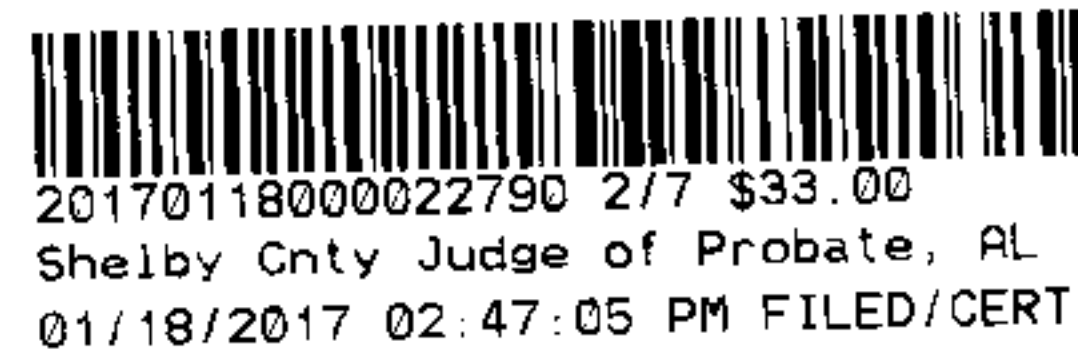
County of _____ } S.S.

On _____, before me, _____

(name and title of notary), personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the above instrument and acknowledged to me that they/he/she executed the instrument in their/his/her authorized capacity. I certify under penalty of perjury under the laws of the State of _____ that the foregoing is true and correct. Witness my hand and official seal.

Notary Signature

Seal



QUITCLAIM DEED

This QUITCLAIM DEED, Executed this 7th day of October, 2013
by first party: Kathryn P. Shields, an unmarried woman
to second party: Phillip A. Shields
Whose address is: 1769 Shades Crest Road, Vestavia, Alabama 35216


Witnesseth, That the said first party, for good consideration and for the sum of \$500.00 (Five Hundred and No/100 Dollars) paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following parcel of land, and improvements and appurtenances thereto in the County of Shelby, State of Alabama to wit:


Lot 31 according to Survey of Falliston Sector 2, recorded in Map Book 19, Page 117, Shelby County, Alabama records.

Subject to Easements, Restrictions and Rights of way of record.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Dated this 7th day of October, 2013..


20131010000406410 1/2 \$171.00
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10/10/2013 10:28:52 AM FILED/CERT


Kathryn P. Shields

Shelby County, AL 10/10/2013
State of Alabama
Deed Tax: \$154.00


State of Alabama
County of Shelby

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Kathryn P. Shields, an unmarried woman whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 7th day of September A.D., 2013.


Notary Public
My Commission Expires:

PREPARED BY: Jeremy L. Parker
Parker Law Firm, LLC
1560 Montgomery Hwy, Suite 205
Birmingham, Alabama 35216


20170118000022790 3/7 \$33.00
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Standard Contractor **Agreement Form**

This Agreement is made between PHILLIP SHIELDS ("Owner"), with a principal place of business at Exclusive Auto Wholesalers in Pelham, AL and ANKER BUILDERS, LLC ("Contractor") Robert Lee ("President") On the 15th of March, 2016.

Job Site Location:

14 Squire Dr

Helena, AL 35080-1739


20170118000022790 4/7 \$33.00
Shelby Cnty Judge of Probate, AL
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Services to be Performed

- Owner has employed ANKER BUILDERS LLC as Contractor to furnish necessary labor and materials to construct and rebuild said property. Contractor has been ordered by the owner (Phillip Shields) to make adjustments from the AllState estimate. The contractor (Anker Builders) will be able to save the owner **\$15,000.00 to \$20,000.00** from AllStates' estimate by repurposing materials, using less expensive grade products than stated in the estimate, and not removing 100% of damaged materials all while not compromising the integrity of the home.

documents contained or specified in Exhibit A, (which is AllState's estimate) are or are not attached to and made part of this agreement.

Payment

- Owner shall pay Three payments to ANKER BUILDERS in the sum of \$ 41,679.53

- Payment 1 of 3 will be issued on the date of the signed agreement.

- Payment 2 of 3 will be issued at the time of dry-in/blacked in.

- Payment 3 of 3 will be issued at time of owner receiving invoice and project completion.

- Contractor shall be paid in three payments for labor and materials equaling the sum of \$ 125,038.59 according to the scheduled payment agreement.



20170118000022790 5/7 \$33.00
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Responsibilities of the Contractor:

- Contractor (ANKER BUILDERS LLC) is responsible to work on the owners behalf -Contractor ANKER BUILDERS LLC shall be responsible for determining which state and county permits are necessary for performing the specified work and for obtaining and paying for the permits.
- Contractor guarantees that the work shall be completed in a safe, clean, and good professional manner. As well as in compliance and cooperation with all of (Alabama's state building codes.)

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Signatures:



Signature: of Owner

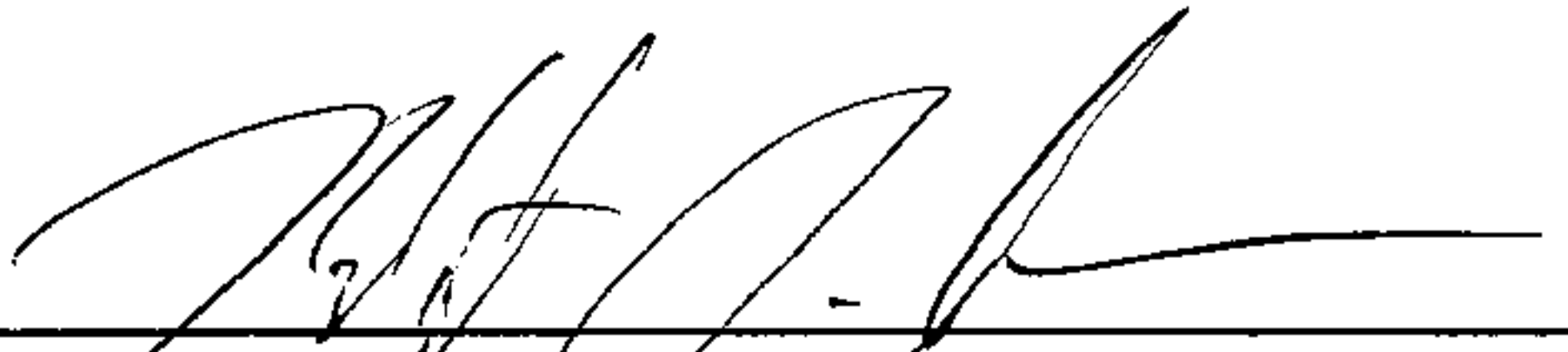
(Phillip Shields)

Date: 3/15/2016

Title: Owner of Property

Phillip A. Shields

Printed name: of Owner (Phillip Shields)



Signature: of Contractor

(Robert Lee)

Date: 3/15/2016

Robert Lee

Printed name: of Contractor

(Robert Lee)

Title: President of Anker Builders LLC

Alabama State and County

Contractor License Number:

#16005272

Anker Builders L.L.C.

Please Note

- Agreement shall commence on {15th of March, 2016}
- Owner and Contractor recognize that: Contractors' original cost and time estimates may change due to unforeseen events, or to factors unknown to Contractor at the time this agreement was made.
- If any intended changes are to be made by the owner not included in {AllStates estimate,} an addendum will be require to itemize adjustments with their costs. Such agreements shall be put in writing, signed by the parties, and added to this Agreement.



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