

State of Alabama,  
County of Shelby

20180502000149330 1/1 \$15.00  
Shelby Cnty Judge of Probate, AL  
05/02/2018 01:52:53 PM FILED/CERT

This instrument prepared by Donna Allon

Erick Allon and Donna Allon, Claimant(s) and/or Agent for Claimant(s) files this statement in writing, verified by the oath of Donna Allon, who has first hand personal knowledge of the facts herein set forth:

On or around November 2016 Donna Allon and Erick Allon (hereafter the Allons) entered into a Partnership Agreement with Alan Tita and Ozong Tita (hereafter the Titas) to purchase, rehab/repair and resell the property commonly known as 4312 Ashington Drive Birmingham, AL. 35242 for a profit that was to be divided between the Allons and the Titas at a rate of 50% of the profit. As part of the Agreement, Donna Allon was to list the property for sale and receive the full commission for such sale. The Allons agreed to perform labor, service and work on and for the property in exchange for 50% of the profit(s) and for the commission of the sale of the property. On or around September 10, 2017, notice was given that the property would be subject to a lien based on a breach of the Agreement. Alan and/or Ozong Tita canceled Donna Allon's listing on or around January 5, 2018, therefore breaching the Agreement between the Parties. Donna Allon did cause to be mailed via Certified United States Mail an invoice in the amount of \$37,100.00. Payment has not been rendered as of this filing of this lien for labor, service or work performed on or for the property.

That said Donna Allon and Erick Allon claims a lien upon the following property, situated in Shelby County, Alabama, to wit:


Property Address: 4312 ASHINGTON DRIVE BIRMINGHAM, AL. 35242-5846

Legal Description: BROOK HIGHLAND 6TH SECTOR 3RD PHASE LOT 252

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

That said lien is claimed to secure an indebtedness of \$37,100.00 with interest, from to wit 2nd day of May, 2018 for Labor, services and work performed.

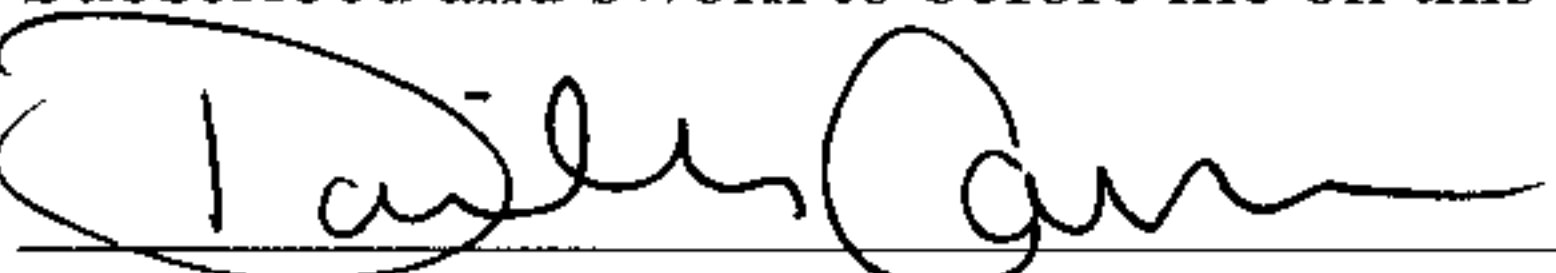
The name and address of the owner or proprietor of the said property is: ALAN TITA  
301 YORKSHIRE DRIVE  
HOMEWOOD, AL. 35209

  
Donna Allon, one of the Claimants and/or Agent for both Claimant(s)

Before me, Danielle Cameron, a notary public in and for the county of Jefferson, State of Alabama, personally appeared Donna Allon, 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 his knowledge and belief.

Danielle Cameron  
Affiant

Subscribed and sworn to before me on this the 2nd day of May, 2018, by said Affiant.

, Notary Public. My commission expires 9-29-2020