

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

20180625000225100 1/1 \$15.00
Shelby Cnty Judge of Probate, AL
06/25/2018 11:09:18 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 1412 of Braemar at Ballantrae Phase 1 , as recorded in Map Book 37, Page 70 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 \$ 300.00 with interest, from to-wit: the 30th day of April, 2018, and \$100.00/monthly beginning July 1, 2018, as a consecutive individual assessment, until owners comply with the following Protective Covenant for violation of Article II, General Requirements, Section 2.01 (page 3), it shall be the responsibility of each Lot owner to prevent any unclean, unsightly or unkept conditions of any dwelling, buildings or grounds on such Owner's Lot which may tend to decrease the beauty of the specific area or the neighborhood as a whole (back-yard) and Section 5.01 (page 11), (iii) individual assessments may be levied against any Lot and the owner thereof as a result of such owner's failure to comply with the terms of these Protective Covenants for Braemar at Ballantrae Phase 1, Lot 1412, Parcel ID # 14 8-27-4-003-002.000, as recorded in the Probate Office of Shelby County, Alabama.

The names of the owners of the said property are Michael P III and Mary M OConnor - 422 Ballantrae Road, Pelham, AL 35124.

Ballantrae Residential Association, Inc.

By : J. Steven Mobley
Its : Developer and President-Claimant

STATE OF ALABAMA }
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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 21st day of June, 2018, by said Affiant.



Michael C. Mosko
Notary Public
MY COMMISSION EXPIRES: MAY 25, 2020