

This document was prepared without benefit of title examination, survey, title policy or legal opinion and the drafter has made no representation as to the condition of title or accuracy of the legal description.

**STATE OF ALABAMA)
SHELBY COUNTY)**


20181023000375420 1/8 \$36.00
Shelby Cnty Judge of Probate, AL
10/23/2018 01:14:37 PM FILED/CERT

VERIFIED STATEMENT AND CLAIM OF LIEN

Aux Mechanical, Inc. files this statement in writing, verified by the oath of P. J. Smitherman, its Vice President of Operations, who has personal knowledge of the facts herein set forth:

Aux Mechanical, Inc. claims a lien upon the following property, situated in Shelby County, Alabama, street address 4505 Buttewoods Lane, Birmingham, AL 35242, the legal description of which is as follows:

Lot 12, according to the Survey of Butte Woods Ranch Addition to Altadena Valley, as recorded in Map Book 5, Page 1, in the Probate Office of Shelby County, Alabama.

This lien is claimed, separately and severally, as to both the buildings and improvements thereon to the extent of the entire lot or parcel, which is contained within a city or town. If said buildings or improvements are not within a city or town, this lien is claimed, separately and severally, as to the buildings and improvements located on the above-described real property, plus one acre of land surrounding and contiguous thereto. This lien is also claimed as to any amounts owing from the owner or proprietor of the said property to Aux Mechanical, Inc., the original and/or general contractor.

This lien is claimed to secure an indebtedness, after all just credits have been given, of **\$10,889.00** with interest from the **24th day of July, 2018**, plus attorney's fees and costs, for labor, services, equipment and/or materials to complete a project occurring on said real property wherein Aux Mechanical, Inc. was the original, general contractor and/or materials supplier. See attached invoices for description of work and materials.

The last item of labor, services, equipment, and/or materials were supplied to or performed on the aforesaid property on **July 24, 2018**. The above sum of money is due and owing for materials supplied by Aux Mechanical, Inc. All work was performed in a reasonable and workmanlike manner. The property owner signed the job report dated last date work was completed (see attached job report). The name of the owner or proprietor of the above-described real property is **William McKnight Jr.** (see attached deed) and same has been notified in writing of this claim.

Dated this the 19th day of October, 2018.


20181023000375420 2/8 \$36.00
Shelby Cnty Judge of Probate, AL
10/23/2018 01:14:37 PM FILED/CERT

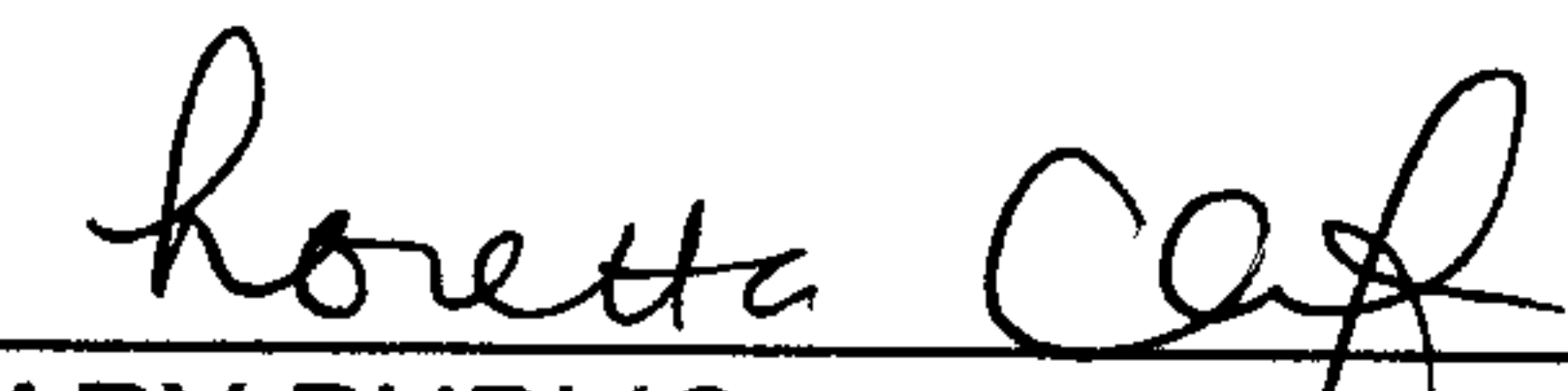
Aux Mechanical, Inc.

By: 
P. J. Smitherman, Vice President of Operations

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, the undersigned, a notary public in and for said county in said State, personally appeared P. J. Smitherman, whose name is signed as the Vice President of Operations of Aux Mechanical, Inc. to the foregoing Verified Statement and Claim of Lien, and who is known to me, who being first duly sworn, stated 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.

Sworn to and subscribed before me on this the 19th day of October, 2018.


NOTARY PUBLIC
My Commission expires: 4/30/2020

THIS INSTRUMENT WAS PREPARED BY:

Aux Mechanical Inc
P.O. Box 910
Bessemer AL 35021



5925 Johns Rd
Hueytown, AL 35023
Office: 205-979-0946
License#:

Invoice

Invoice: 18050414
Invoice Date: 05/31/18
Close Date: 05/31/18
Tech: JAMES ODOM
Customer PO:

BILL TO INFORMATION

William McKnight

4505 Buttewoods Lane
Birmingham, AL 35242

SITE INFORMATION

William McKnight
4505 Buttewoods Lane
Birmingham, AL 35242
(205)895-5888
nkpmatthew1989@gmail.com

TASK	QTY	DESCRIPTION	CHARGE
P6043	1	Noritz NRC111 Outdoor Tankless Water Heater Complete Install	\$5,829.25
GR148	2	Gas Permit and test per Local code	\$1,247.92
HPMA	1	Always ready Plan Annual Partner	\$299.00
P8077	1	Level 2 Water Leak repair, No warranty	\$356.55
L4204	2	Replace GAs Safety Valve	\$1,468.16
P1232	1	CUSTOMER SUPPLIED KITCHEN FAUCET W/ANGLE STOPS & SUPPLIES	\$883.16
PC1	1	Plumbing Dispatch Fee	\$52.45
P6022	1	50 GALLON GAS WATER HEATER STANDARD	\$2,342.14

Subtotal
Discount \$0.00
Coupons \$0.00
Tax \$0.00
Total \$10,880.86
Payments: \$10,889.00
Balance: \$-8.14



20181023000375420 3/8 \$36.00
Shelby Cnty Judge of Probate, AL
10/23/2018 01:14:37 PM FILED/CERT



5925 Johns Rd
Hueytown, AL 35023
Office: 205-979-0946
License#:

Invoice

Invoice: 18072418
Invoice Date: 07/24/18
Close Date: 07/24/18
Tech: Patrick Sullivan
Customer PO:

BILL TO INFORMATION

William McKnight
4505 Buttewoods Lane
Birmingham, AL 35242

SITE INFORMATION

William McKnight
4505 Buttewoods Lane
Birmingham, AL 35242
(205)895-5888
william.v.mcknight@gmail.com

TASK	QTY	DESCRIPTION	CHARGE
P1400	1	Single Handle Kitchen Faucet with Pull-out(Better)	\$0.00
P6022	1	50 GALLON GAS WATER HEATER STANDARD	\$0.00

Subtotal
Discount \$0.00
Coupons \$0.00
Tax \$0.00
Total \$0.00
Payments: \$0.00
Balance: \$0.00

Work Authorization

I, the undersigned, am owner/authorized representative/tenant of the premises at which the work mentioned is to be done. I hereby authorize you to perform Diagnosis/Solution, and to use such labor and materials as you deem advisable. A monthly service charge of 1.5% will be added after 39 days, up to \$1000. I agree to pay reasonable attorney's fees and court costs in the event of legal action. If your check bounces, you could be liable for 3 times the amount of the check or \$100.00, whichever is more, plus the face value of the check and court costs. I have read and agree to all the terms and conditions set forth on the face of this contract, and have received an electronic or paper copy of the contract.

Authorization Signature

Work Acceptance

I find the service and materials rendered and installed in connection with the above mentioned, to have been completed in a satisfactory manner. I agree that the amount set forth on the contract in the space labeled "TOTAL" to be the total and complete first rate/minimum charge. I agree to pay reasonable attorney's fees and court costs in the event of legal action. A monthly service charge of 1.5% will be added after 30 days. I acknowledge that I have read and received a legible electronic/paper copy of the contract. All documents not paid in full as specified with the agreement shall be excluded from all warranties implied above.

Acceptance Signature



20181023000375420 4/8 \$36.00
Shelby Cnty Judge of Probate, AL
10/23/2018 01:14:37 PM FILED/CERT



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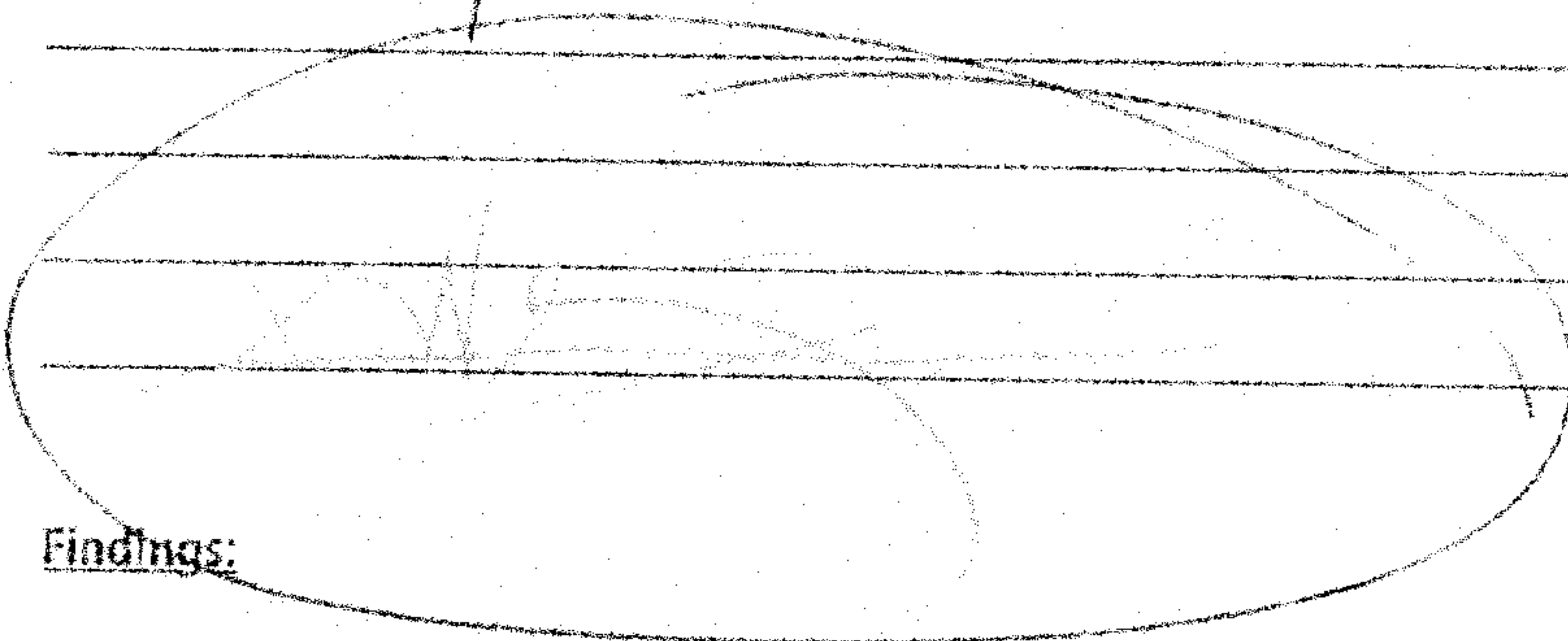
Call logged 7/24.

Customer: John McKnight

Date: 7/24/18

Observations:

Warranty on faucet in kitchen and toilets



Mc. McKnight's Signature.

Findings:



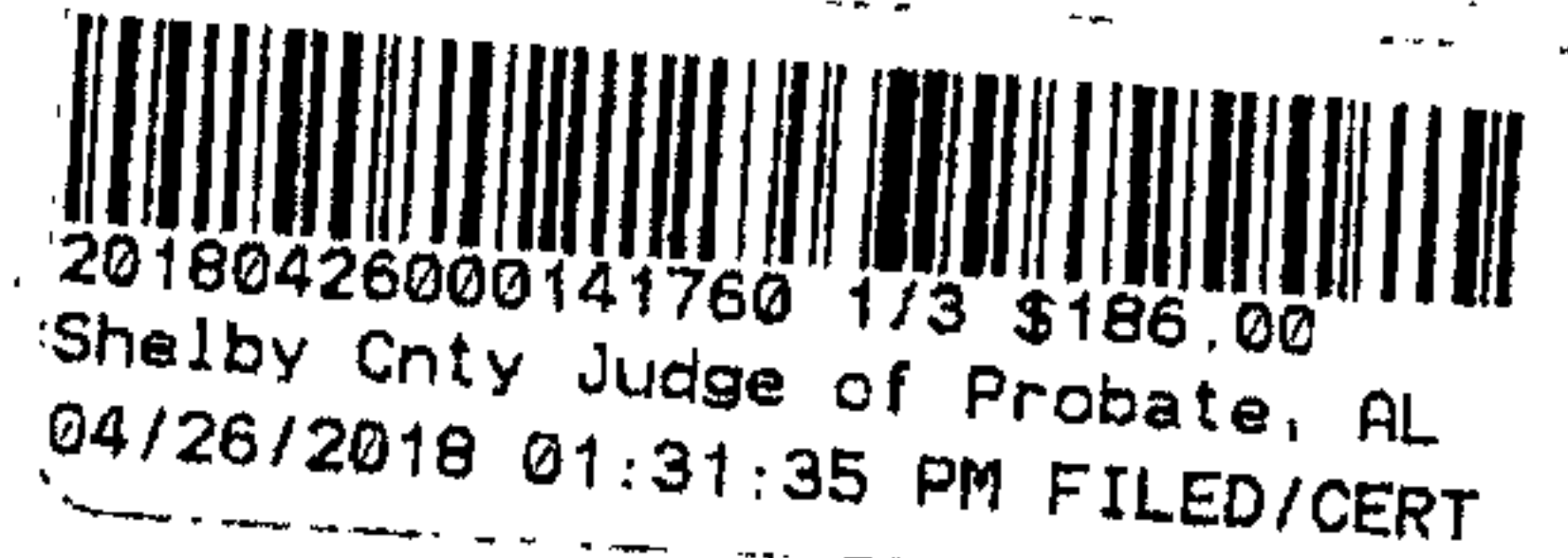
20181023000375420 5/8 \$36.00
Shelby Cnty Judge of Probate, AL
10/23/2018 01:14:37 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 160
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

William McKnight, Jr.
1474 Pettyjohn Road
Bessemer, AL 35022



STATE OF ALABAMA

}

COUNTY OF SHELBY

}

SPECIAL WARRANTY DEED

Know all men by these presents, that for and in consideration of **Four Hundred Twenty Thousand and No/100 Dollars (\$420,000.00)** and other good and valuable consideration in hand paid to **Compass Bank**, an Alabama banking corporation (hereinafter referred to as "Grantor") by **William McKnight, Jr.**, (hereinafter referred to as "Grantee") the receipt and sufficiency of which are acknowledged hereby, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in **Shelby County, Alabama**, (the "Property"), together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining:

Lot 12, according to the Survey of Butte Woods Ranch Addition to Altadena Valley, as recorded in Map Book 5, Page 1, in the Probate Office of Shelby County, Alabama.

This conveyance is subject however, to the following:

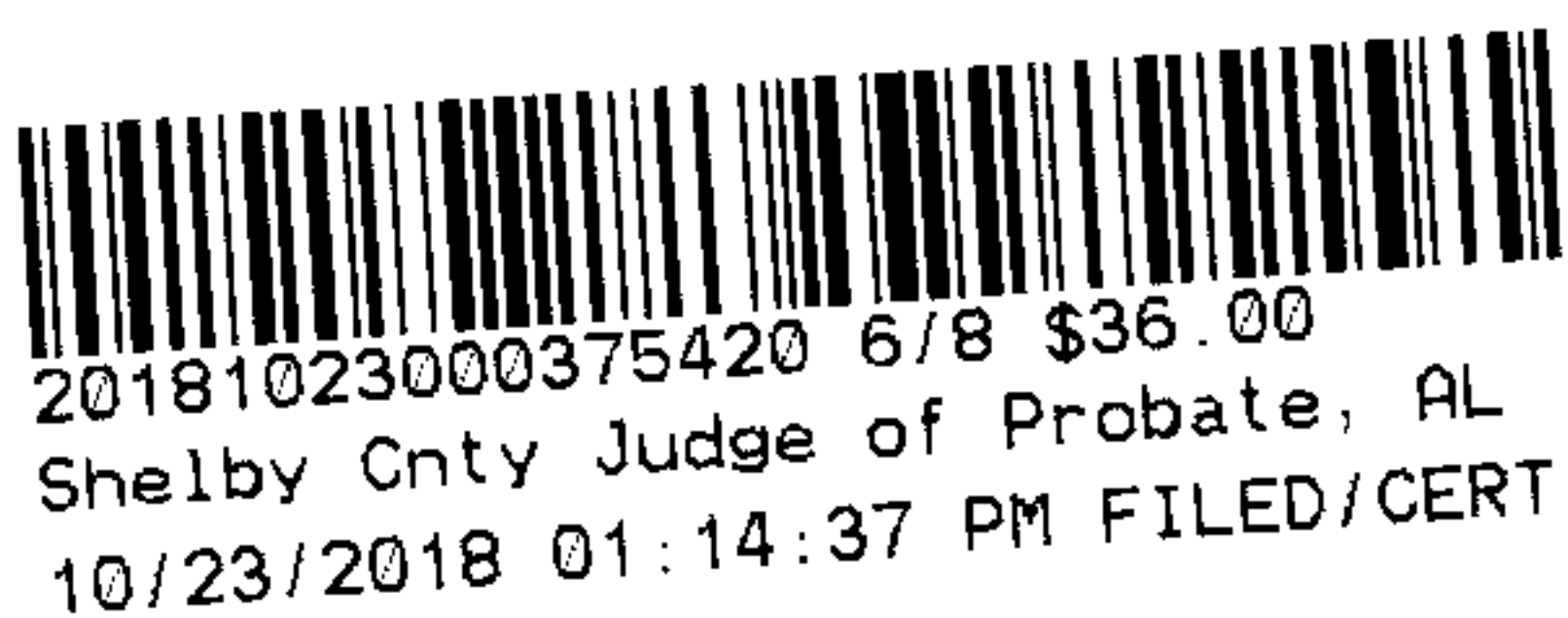
1. Ad valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2018.
2. Mineral and mining rights not owned by Grantor.
3. Easements of record, recorded restrictions, rights of way, agreements and other matters of record.
4. Matters that would be revealed by an accurate survey of the Property or that may be shown on any recorded map or plat of the property.
5. Any applicable zoning, subdivision or other land use ordinances, laws or regulations.
6. Right of Way to Alabama Power Company by instrument recorded in Volume 238, Page 96, Volume 232, Page 724; Volume 218, Page 21; Volume 218, Page 51 and Volume 218, Page 381 in the Probate Office of Shelby County, Alabama.
7. Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 234, Page 481 in the Probate Office of Shelby County, Alabama.

\$255,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

"AS IS" and "WHERE IS", with all faults and specifically and expressly without any warranties, representations, or guaranties of any kind, oral or written, express or implied, concerning the Property or this conveyance from or on behalf of Grantor;

To the maximum extent permitted by law, Grantor makes no representations, warranties or guarantees of any kind, oral or written, express or implied concerning the Property, including, without limitation, (i) the profitability, suitability or fitness of the Property for a particular use or purpose, (ii) the manner or quality of the construction or materials incorporated into the improvements, if any, on the Property, (iii) the manner of repair, quality, state of repair, or lack of repair of the Property, and (iv) the availability of utilities and access of the Property to public roads.

Shelby County, AL 04/26/2018
State of Alabama
Deed Tax: \$165.00



CLAYTON T. SWEENEY, ATTORNEY AT LAW

To the maximum extent permitted by law, Grantor makes no representations or warranties with regard to compliance with any environmental protection, pollution, or land use laws, rules, regulations, orders or requirements, including but not limited to, those pertaining to the handling, generating, treating, storing, or disposing of any solid waste, as defined by the U.S. Environmental Protection Agency Regulations at 40 C.F.R. Part 2261, or hazardous substances, as defined by the Comprehensive Environmental Response Compensation and Liability Act of 1990, as amended, and regulations promulgated thereunder.

Grantor is not liable or bound in any manner by any verbal or written statement, representations or information pertaining to the Property furnished by any broker, agent, employee, servant, or other person.

Grantor shall not be liable to the Buyer for any prospective or speculative profits, or special, indirect or consequential damages, whether based upon contract, tort, or negligence or in any other manner arising from the transactions contemplated by this conveyance.

TO HAVE AND TO HOLD to the Grantees and Grantees' heirs, successors and assigns, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by Grantor's duly authorized representative this 6 day of April, 2018.

COMPASS BANK
an Alabama banking corporation

By: [Signature]
Printed Name: Jim Shamp
Its: Vice President


20181023000375420 7/8 \$36.00
Shelby Cnty Judge of Probate, AL
10/23/2018 01:14:37 PM FILED/CERT

STATE OF TEXAS }

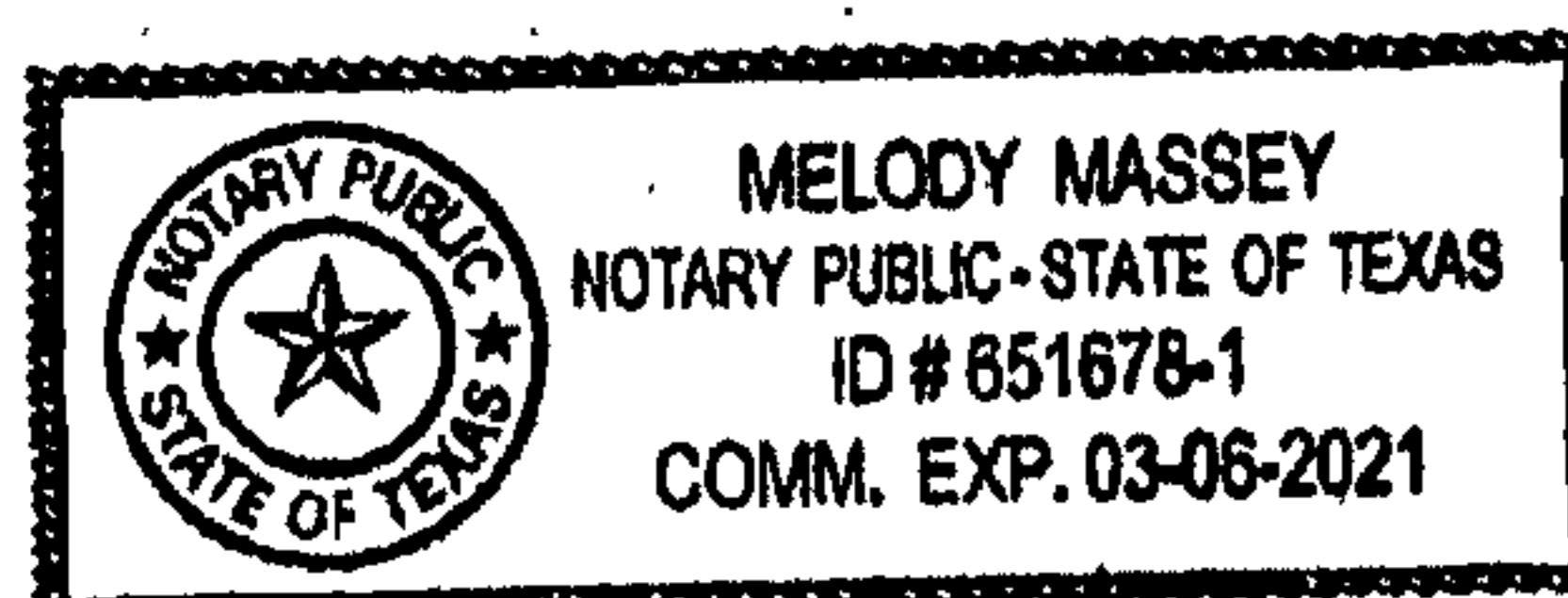
COUNTY OF DALLAS }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jim Shamp, whose name as Vice President on behalf of Compass Bank, an Alabama banking corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this the 6 day of April, 2018.

[NOTARIAL SEAL]

[Signature]
Notary Public
My Commission Expires:




20180426000141760 2/3 \$186.00
Shelby Cnty Judge of Probate, AL
04/26/2018 01:31:35 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Compass Bank	Grantee's Name	William McKnight, Jr.
Mailing Address	15 S. 20 th St. Birmingham, AL 35233	Mailing Address	1182 Sawyer Drive Birmingham, AL 35226 Bessemer
Property Address	4505 Buttewoods Lane Birmingham, AL 35242	Date of Sale	April 5, 2018
		Total Purchase Price	\$ 420,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

- | | |
|---|------------------------------------|
| ☐ Bill of Sale | ☐ Appraisal |
| ☐ Sales Contract | ☐ Other |
| ☒ Closing Statement | ☐ Deed |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Compass Bank
Print by: Jim Shamp Vice President

Unattested

(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

20180426000141760 3/3 \$186.00
Shelby Cnty Judge of Probate, AL
04/26/2018 01:31:35 PM FILED/CERT

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20181023000375420 8/8 \$36.00
Shelby Cnty Judge of Probate, AL
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Form RT-1