

MECHANIC'S LIEN

20181221000446060 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/21/2018 08:21:23 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

BE IT KNOW, that the undersigned lien claimant, **Arrow Air Systems, LLC** located at P.O. Box 308 in Saginaw, located in the County of Shelby in the State of Alabama with the zip code of 35137, hereby files a claim for a Mechanic's Lien against **LION PROPERTIES LLC** of c/o Greg A. Lee, 3867 Rock Ridge Rd, Irondale, Alabama 35210, concerning the construction work completed on the Property located at **820 Middle Street, Montevallo, Alabama 35115** located in the County of Shelby in the State of Alabama in the zip code **35115** and hereinafter referred to as the "Owner," and **CENTRAL STATE BANK**, which is organized and existing under the laws of the State of Alabama, c/o Terrie Childress, 11025 Hwy 25, Calera, Alabama 35040, 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 12/17/2018, the aforementioned Owner, did own the following described real estate property located at 820 Middle Street, Montevallo, Alabama 35115 with access rights and other rights concerning the property in the County of Shelby, in the State of Alabama to wit:

The property being located at **1820 Middle Street**, in the **City of Montevallo, Alabama 35115**, 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 **27 5 21 3 302 004.000** and with the property address being **1820 Middle Street, Montevallo, Alabama 35115** of the legal property description as follows:

A part of Lot 10 according to the original plan of the Town of Montevallo, Alabama, as shown on record in the Probate Office of Shelby County, Alabama, and more particularly described as follows:

Commence at the point of intersection of the NW line or margin of Valley Street with the NE line or margin of Middle Street, thence in a northerly direction along the line or margin of Valley Street 125 feet for a point of beginning of the lot herein conveyed, and from said point of beginning continue in a northerly direction along Valley Street 19 feet, thence in a northwesterly direction parallel with Middle Street a distance of 85 feet, thence in a southerly direction parallel with Valley Street a distance of 19 feet, thence in an easterly direction parallel with Middle Street to the point of beginning.

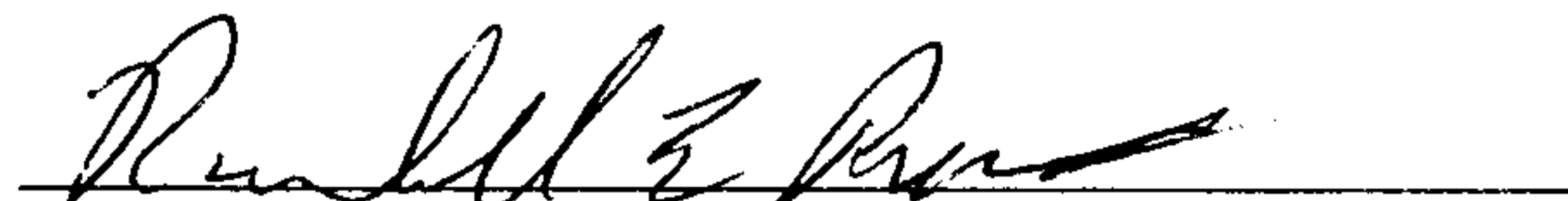
Beginning in August of 2018, the Lien Claimant entered into contracts with the aforementioned Owner concerning the furnishing and fabrication and installation of fresh air system, installation of heating and air, and repair of equipment per Agreement and other agreed upon written work directives by Owner on said Premises for the sums of \$5,696.48, \$5,385.00 and \$4,000.00 for a total sum of \$15,081.48, which became due and payable upon completion of the project. The Lien Claimant satisfactorily completed and fulfilled its obligation to furnish and fabricate and install fresh air system, installation of heating and air, and repair of equipment on the aforementioned

Premises on 12/17/2018, and the Owner having inspected and approved of the work completed. To date the Lien Claimant has received payment of \$6,000 concerning the project leaving a balance due of **\$9,081.48** and in addition Lien Claimant, in good faith, provided the agreed upon labor and materials needed to furnish and fabricate and install fresh air system, installation of heating and air, and repair of equipment project 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.


The Lien Claimant hereby states and affirms that there is a total outstanding balance of \$9,081.48 in which the aforementioned party has failed to submit payment.

It 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.

Arrow Air Systems LLC
P.O. Box 308
Saginaw, AL 35137


(Signature)

12-20-2018
(Date)


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Notary Acknowledgement

The Affiant, Arrow Air Systems LLC, being duly sworn, on oath deposes and says that he is the Lien Claimant and that 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 belief and knowledge.

Subscribed and sworn to before me on December 20th, 2018.

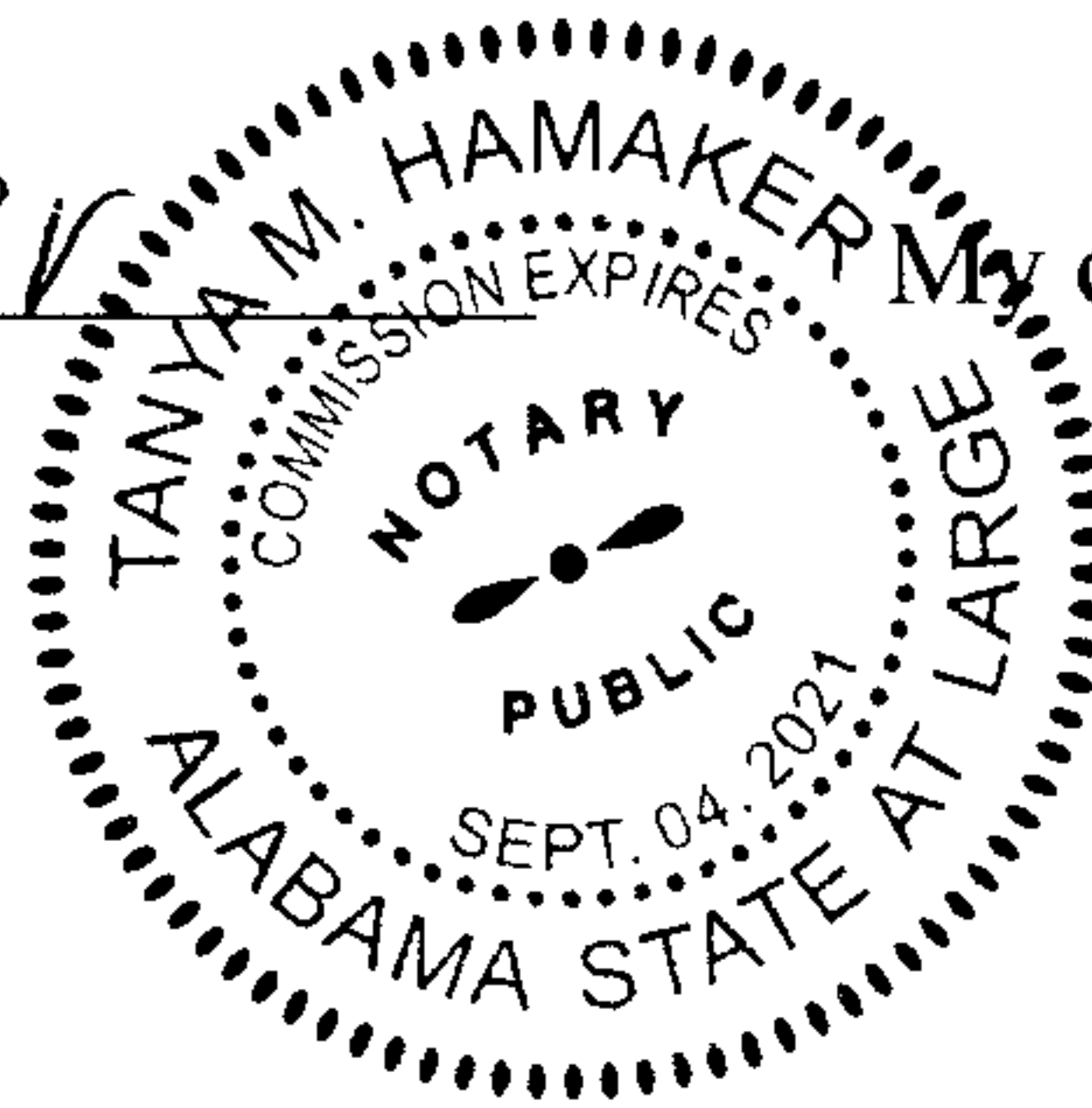
Arrow Air Systems LLC
P.O. Box 308
Saginaw, AL 35137

Russell E. Bay
(Signature)


12-20-2018
(Date)

Tanya M Hamaker
(Notary Signature)

Tanya M Hamaker
(Notary Printed Name)



My commission expires on: 9-4-2021


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