

Verified Statement of Lien

20190130000031320 1/6 \$30.00
Shelby Cnty Judge of Probate, AL
01/30/2019 03:22:00 PM FILED/CERT

Shelby County, Alabama

BWW, Inc. d/b/a Servpro of Birmingham files this statement in writing, verified by the oath of Brady Wilson, who has personal knowledge of the facts set forth herein.

That said, BWW, Inc. d/b/a Servpro of Birmingham claims a lien upon the following property situated in Shelby County, Alabama:

719 4th Place SW
Alabaster, Alabama 35007

More particularly described herein by the deed to said property attached as Exhibit 1.

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 \$50,500.00, with interest, from January 14, 2019.

Such property is owned by Evelyn Beers.

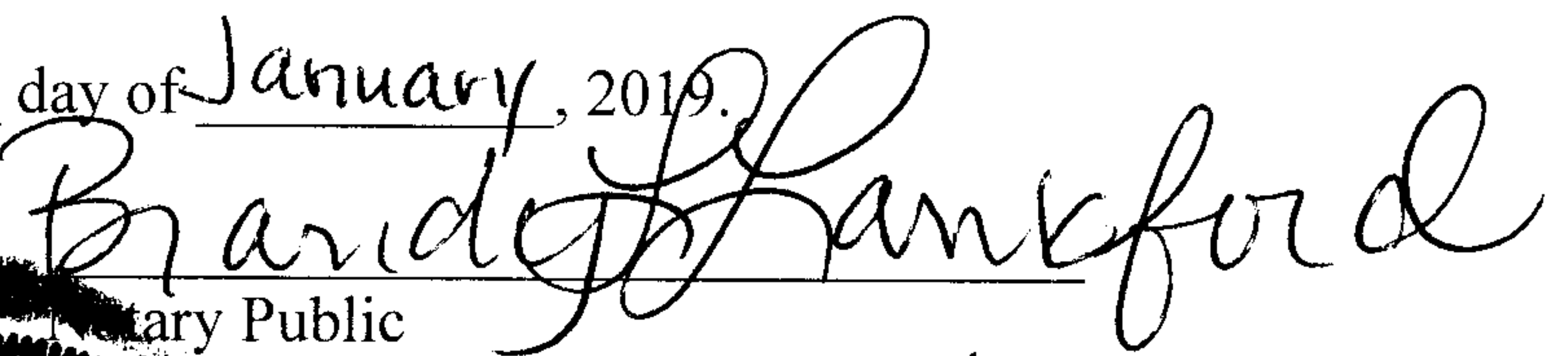

Brady Wilson, Claimant on behalf of
BWW, Inc. d/b/a Servpro of Birmingham

NOTARY PUBLIC

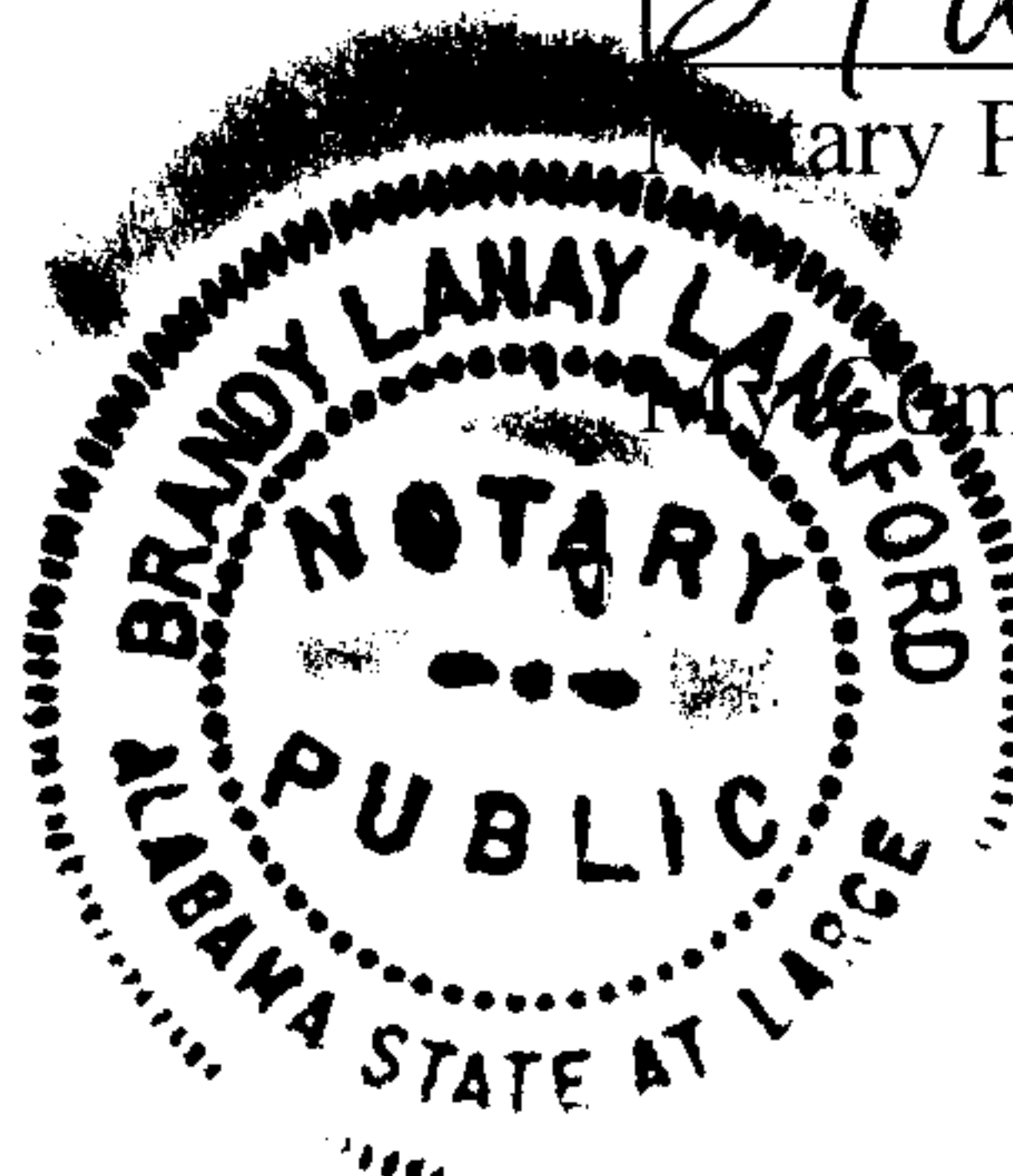
STATE OF ALABAMA)
JEFFERSON COUNTY)

Before me, the notary public, in and for said county and state, personally appeared Brady Wilson and after being first duly sworn, did state that he has read the above and foregoing, and executed the same of his own free will.

Sworn to and subscribed this 30 day of January, 2019.




Notary Public



My Commission Expires: 1/22/21

EXHIBIT
1


20190130000031320 2/6 \$30.00
Shelby Cnty Judge of Probate, AL
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THIS INSTRUMENT PREPARED BY:

W. L. Longshore, III
Longshore, Buck & Longshore, P. C.
2009 Second Avenue North
Birmingham, AL 35203
(205) 252-7861

SEND TAX NOTICE TO:

Evelyn Beers
1506 Verdura Circle
Birmingham, AL 35226

WARRANTY DEED

20171215000447360 1/3 \$87.00
Shelby Cnty Judge of Probate AL
12/15/2017 11:15:26 AM FILED/CERT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, or we, Greg Beers, a married man (herein referred to as grantor) does hereby grant, bargain, sell and convey unto Evelyn Beers (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the NW 1/4 of SE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, being that all of that portion of the property described in Deed Book 251 page 762 and recorded in the Office of the Judge of Probate of Shelby County, Alabama that lies East of Alabama Highway # 119 and West of 4th Place SW said parcel being more particularly described as follows:

Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed northerly along East line of said NW 1/4 of SE 1/4 for 1324.33 feet to the NE corner of said NW 1/4 of SE 1/4; thence turn a deflection angle left of 146 degrees 52 minutes 15 seconds and proceed southwesterly for 602.00 feet to the SE corner of the "Don and Helen Bunn" property as described in Deed Book 251 page 762 and recorded in the Office of the Judge of Probate, Shelby County, Alabama; thence turn a deflection angle right of 90 degrees and proceed northwesterly along the Southwest property line of said "Bunn" property for approximately 509.27 feet to a point on the Westerly right of way margin of 4th Place SW said point being the Point of Beginning; thence continue along the last described course for 137.83 feet to a point on the Southeast right of way margin of Alabama Highway # 119; thence turn a deflection angle right of 126 degrees 53 minutes 17 seconds and proceed northeasterly along said Southeast right of way margin of Alabama Highway # 119 for 9.30 feet to a point; thence turn a deflection angle left of 8 degrees 23 minutes 30 seconds and continue northeasterly along said Southeast right of way margin of Highway # 119 for 280.04 feet to a point at the intersection with the Westerly right of way margin of 4th Place SW; thence turn a deflection angle right of 151 degrees 51 minutes 25 seconds and proceed southeasterly along said Westerly right of way margin of 4th Place SW for 253.56 feet to the Point of Beginning.

The above property does not constitute the homestead of the grantor nor his spouse.

Subject to:

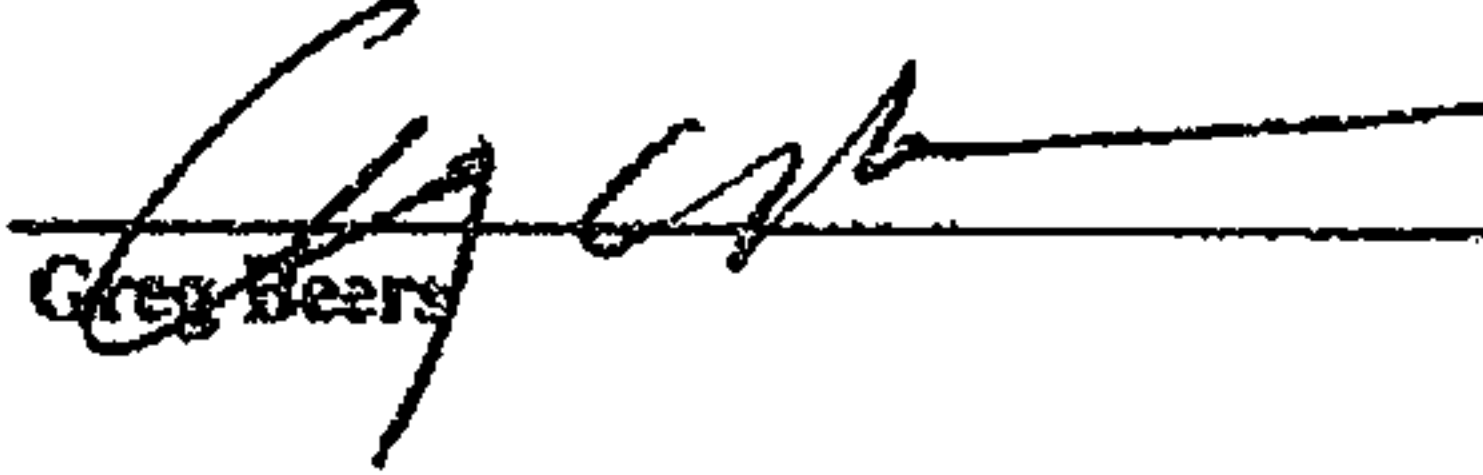
1. 2017 Taxes
2. Easement and restrictions of record

TO HAVE AND TO HOLD Unto the said grantee, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said grantee, the heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises: that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, I or we have hereunto set my or our hand(s) and seal(s), this
25th day of NOVEMBER, 2017.


Greg Beers (Seal)


GENERAL ACKNOWLEDGMENT

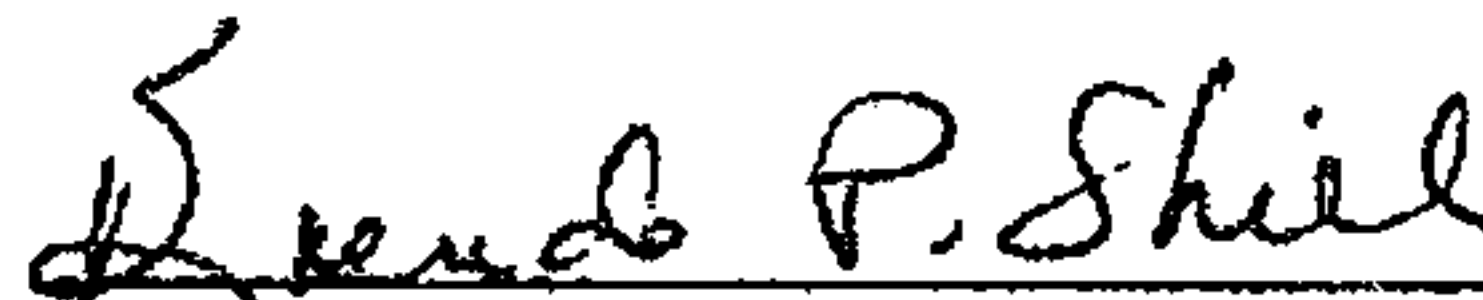
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Greg Beers, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of NOVEMBER, 2017.


20171215000447360 2/3 \$87.00
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Notary Public:
My Commission Expires:
Brenda P. Shill
Notary Public
Alabama State at Large
My Commission Expires
January 6th, 2019

Real Estate Sales Validation Form

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

Grantor's Name: Greg Beers


Grantee's Name: Evelyn Beers

Mailing Address: 1506 Verdure Circle
Birmingham, AL 35226

Mailing address: 1506 Verdure Circle
Birmingham, AL 35226

Property Address:
719 4th PLACE S.W.
ALABASTER, AL 35007

Date of Sale 11-25-17
Total Purchase \$10,000
Actual Value \$13,120.00
or
Assessor's Market Value \$65,560.00


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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
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☒ TAX NOTICE Other

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 11-25-17

Print GREG BEERS

Unattested Linda Shiel
Verified by

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one


20171215000447380 3/3 \$37.00
Shelby Cnty Judge of Probate, AL
12/15/2017 11:15:26 AM FILED/CERT

SUMMARY

ASSESSMENT

PROPERTY CLASS: 2
 EXEMPT CODE: 00
 MUN CODE: 02 ALABASTER
 SCHOOL DIST: 2
 OVR ASD VALUE: \$0.00

OVER 65 CODE:
 DISABILITY CODE:
 HS YEAR: 0
 EXM OVERRIDE AMT: \$0.00

VALUE

LAND VALUE 10% \$0
 LAND VALUE 20% \$65,560
 CURRENT USE VALUE \$0

CLASS USE:

FOREST ACRES: 0
 PREV YEAR VALUE: \$65,560.00

TAX SALE:
 BOE VALUE: 0

TOTAL MARKET VALUE:

\$65,560

TAX INFO

	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	2	2	\$13,120	\$85.28	\$0	\$0.00	\$85.28
COUNTY	2	2	\$13,120	\$98.40	\$0	\$0.00	\$98.40
SCHOOL	2	2	\$13,120	\$209.92	\$0	\$0.00	\$209.92
DIST SCHOOL	2	2	\$13,120	\$183.68	\$0	\$0.00	\$183.68
CITY	2	2	\$13,120	\$131.20	\$0	\$0.00	\$131.20
FOREST	2	2	\$0	\$0.00	\$0	\$0.00	\$0.00

ASSD. VALUE: \$13,120.00

\$708.48

GRAND TOTAL: \$708.48

DEEDS

INSTRUMENT NUMBER

20171215000447360
20030017514000000

PAYMENT INFO

DATE	PAY DATE	TAX YEAR	PAID BY	AMOUNT
11/25/2017	12/31/2018	2018	BEERS PROPERTIES LLC	\$708.48
3/21/2003	12/28/2017	2017	BEERS PROPERTIES LLC	\$708.48
	12/20/2016	2016	BEERS PROPERTIES LLC	\$708.48
	12/31/2015	2015	BEERS PROPERTIES LLC	\$708.48
	1/2/2015	2014	BEERS PROPERTIES LLC	\$708.48
	12/27/2013	2013	BEERS PROPERTIES LLC	\$708.48
	1/2/2013	2012	BEERS GREG	\$708.48
	12/29/2011	2011	BEERS PROPERTIES LLC	\$708.48
	12/20/2010	2010	BEERS PROPERTIES LLC	\$708.48
	12/29/2009	2009	BEERS GREG	\$708.48
	12/30/2008	2008	BEERS PROPERTIES	\$708.48
	12/26/2007	2007	BEERS PROPERTIES LLC	\$708.48
	12/20/2006	2006	BEERS PROPERTIES LLC	\$708.48
	12/19/2005	2005	BEERS PROPERTIES	\$708.48
	12/31/2004	2004	BEERS PROP	\$708.48



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