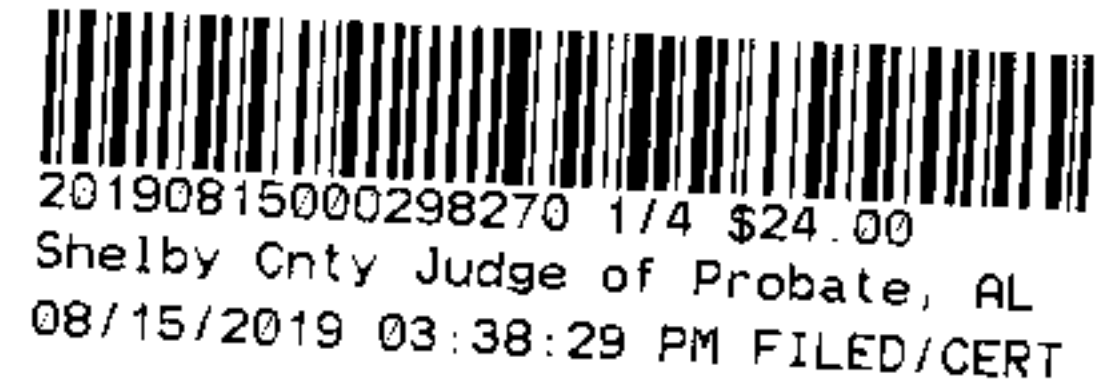


MECHANIC'S LIEN

STATE OF ALABAMA

COUNTY OF SHELBY

)
)
)



BE IT KNOWN, that the undersigned lien claimant, Blackerby Contracting LLC located at 151 Lakeside Ln, in Chelsea located in the County of Shelby in the State of Alabama with the zip code of 35043, hereby files a claim for a Mechanic's Lien against Innovative Building Services LLC located at 225 Salisbury Cir, in Birmingham located in the County of Shelby in the State of Alabama in the zip code 35242, and hereinafter referred to as the "Owner," 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 12/26/2018, the aforementioned Owner, did own the following described real estate property located in the County of Shelby, in the State of Alabama to wit:

The property being located at 148 Bridge Dr, in the City of Birmingham, Alabama 35242, 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 09-3-06-0-005-021.000 and the legal property description as follows:

Lot 208 Stonebridge *see Exhibit A*

On 12/26/2018, the Lien Claimant entered into an oral contract with the aforementioned Owner to clear and excavate new home lot on said Premises for the original total sum of \$18,415.00, which became due and payable upon completion of the build and/or project services.

The Lien Claimant satisfactorily completed and fulfilled its obligation to clear and excavate new home lot on the aforementioned Premises on 02/02/2019, and the Owner having inspected and approved of the work completed. To date the Lien Claimant has received a down payment toward the project build in the amount of \$13,660.00, thus leaving a balance due of \$4,755.00.

Lien Claimant, in good faith, provided the agreed upon labor and materials needed to clear and excavate new home lot 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. Furthermore, 4 months have elapsed since the Owner was provided with the final balance due.

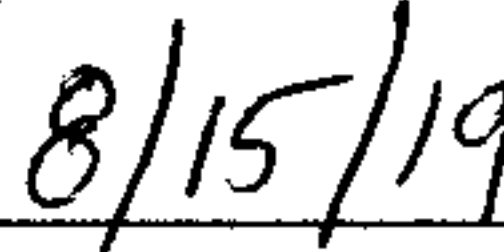
The Lien Claimant hereby states and affirms that there is a total outstanding balance of \$4,755.00 in which the aforementioned party has neglected and, after repeated collection attempts, refuses to submit payment. It is due to the Owner's breach of contract that the Claimant is entitled to have imposed 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.

Blackerby Contracting LLC
151 Lakeside Ln
Chelsea Alabama 35043




(Signature)

Bob Blackerby
Owner



(Date)


20190815000298270 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
08/15/2019 03:38:29 PM FILED/CERT

NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF SHELBY

)
) ss.
)

The Affiant, Blackerby Contracting LLC, being duly sworn, on oath deposes and says that s/he is the Lien Claimant and that s/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/her belief and knowledge.

Subscribed and sworn to before me on 8-15-19.

Blackerby Contracting LLC
151 Lakeside Ln
Chelsea Alabama 35043

Bob Blackerby

(Signature)

Bob Blackerby
Owner

8/15/19

(Date)

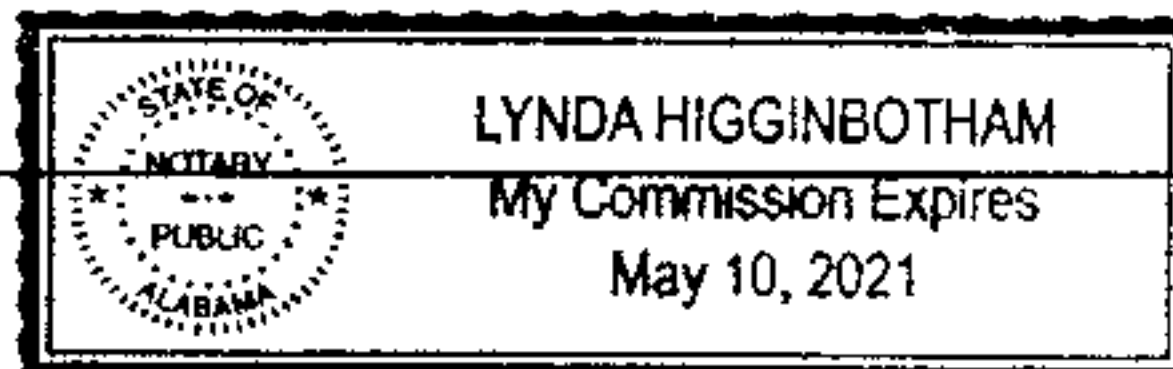
Lynda Higginbotham

(Notary Signature)

Lynda Higginbotham

(Notary Printed Name)

My commission expires on:



20190815000298270 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
08/15/2019 03:38:29 PM FILED/CERT



DON ARMSTRONG
PROPERTY TAX COMMISSIONER
ASSESSMENT RECORD - 2019

P. O. BOX 1269
 COLUMBIANA, ALABAMA 35051
 Tel: (205) 670-6900
 Printed On: 8/15/2019

PARCEL: 09 3 06 0 005 021.000 LAND VALUE 10% \$0
 CORPORATION: C LAND VALUE 20% \$75,000
 OWNER: INNOVATIVE BUILDING SERVICES LLC CURRENT USE VALUE \$0

ADDRESS: 148 BRIDGE DR
 BIRMINGHAM, AL 35242

EXEMPT CODE: OVER 65 CODE: DISABILITY CODE: SCHOOL DIST: 2
 PROP. CLASS: 02
 OVR ASD VALUE: MUN CODE: 01 COUNTY EXM OVERRIDE AMT: \$0 HS YEAR: 0
 TOTAL MARKET VALUE: \$75,000

CLASS USE
 FOREST ACRES: 0 TAX SALE: \$55,000 ASSMT. FEE:
 PREV. YEAR VALUE: \$55,000 BOE VALUE: \$75,000
 PARENT PARCEL (M): 09 3 06 0 004 002.000 *SEE LEGAL PARENT PARCELS*

REMARKS:
 Last Modified: 10/4/2018 1:36:45 PM
 SWMA_FEE
 Property Address:
 Contiguous Parcels:

CURR ASSMT: [NONE] MTG CODE: - LOAN: ACCOUNT NO: 10909278

ASSESSMENT/TAX	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	2	01	\$15,000	\$97.50	\$0	\$0.00	\$97.50
COUNTY	2	01	\$15,000	\$112.50	\$0	\$0.00	\$112.50
SCHOOL	2	01	\$15,000	\$240.00	\$0	\$0.00	\$240.00
DIST SCHOOL	2	01	\$15,000	\$210.00	\$0	\$0.00	\$210.00
CITY	2	01	\$15,000	\$0.00	\$0	\$0.00	\$0.00
FOREST	02	01	\$0	\$0.00	\$0	\$0.00	\$0.00

ASSD. VALUE: \$15,000.00 \$660.00 GRAND TOTAL: \$660.00

Shelby Tax

INSTRUMENTS

INST NUMBER	DATE
20181003000354430	9/28/2018
20170619000216860	6/15/2017
20161117000424030	11/16/2016

SALES INFORMATION

SALE DATE	SALE PRICE	SALE TYPE	RATIOABLE
9/28/2018	\$80,000	Land	NO

BOOK:2018 PAGE:1003000354430

LEGAL DESCRIPTION

MAP NUMBER: 09 3 06 0 005 CODE1: CODE2:
 SUB DIVISON1: STONEBRIDGE 2ND SECTOR RESUB LOTS 202 THRU 2010
 SUB DIVISON2: STONEBRIDGE 2ND SECTOR

MAP BOOK: 48 PAGE: 047
 MAP BOOK: 48 PAGE: 009

PRIMARY LOT: 208A
 SECONDARY LOT:

PRIMARYBLOCK:
 SECONDARYBLOCK:

SECTION1 6
 SECTION2
 SECTION3
 SECTION4
 LOT DIM1 100.00

TOWNSHIP1 19S
 TOWNSHIP2
 TOWNSHIP3
 TOWNSHIP4
 LOT DIM2 180.00

RANGE1 01W
 RANGE2
 RANGE3
 RANGE4
 ACRES 0.413

SQ FT 18,000.000

METES AND BOUNDS:
 REMARKS:

Tax Year	Entity Name.
2019	INNOVATIVE BUILDING SERVICES LLC
2018	COVENANT BUILDERS INC C/O INNOVATIVE BUILDING SERVICES LLC

Mailing Address
148 BRIDGE DR, BIRMINGHAM AL - 35242
148 BRIDGE DR, BIRMINGHAM AL - 35242

Ownership Changes:

Eff. Date	Tax Year	Entity Name.
9/28/2018	2019	INNOVATIVE BUILDING SERVICES LLC

Mailing Address
148 BRIDGE DR, BIRMINGHAM AL - 35242

Exhibit A



20190815000298270 4/4 \$24.00
 Shelby Cnty Judge of Probate, AL
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