



20200330000123690 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
03/30/2020 12:00:56 PM FILED/CERT

This instrument was prepared by:
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IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

STATE OF ALABAMA)

COUNTY OF SHELBY)

VERIFIED LIEN

Cambrian Wood Condominium, Inc. ("CWC") files this statement in writing, verified by the oath of Marci Whitaker, who has personal knowledge of the facts set forth herein:

1. CWC claims a lien upon the following property described herewith as 325 Heath Drive, Birmingham, AL 35242: Condominium Unit 325 of Cambrian Wood Condominium, as recorded in Map Book 6, Page 62, Lot 325 (parcel #101020993081.004) according to the Declaration of Condominium Ownership of Cambrian Wood Condominiums (the "Declaration"), recorded in Misc. Book 12, beginning on Page 87, and amended by Misc. Book 13, Page 2; Misc. Book 12, Page 4, and Misc. Book 13, Page 344, in the Office of the Judge of Probate of Shelby County, Alabama. Together with an undivided interest in the common elements as set forth in said Declaration; being situated in Shelby County, Alabama.
2. This lien is claimed separately and severally as to both the land and improvements on the property described in paragraph 1, above.
3. Said lien is claimed to secure an indebtedness owed to CWC in the amount of \$9,452.00, which includes late fees from September 2019 to November 2019 for association dues, other costs and items due allowed by the Declaration.
4. The name of the owner of the property described in paragraph 1 above is Guardian Tax, AL, whose mailing address is 13575 Lynam Drive, Omaha, NE 68138.

Claimant:
Cambrian Wood Condominium, Inc.

By:



Marci Whitaker, Blackwell Nelson Companies, as Property
Manager for Cambrian Wood

CERTIFICATION

I, the undersigned, a Notary Public, do hereby certify that Marci Whitaker, Property Manager, Cambrian Wood Condominium, Inc., personally appeared before me, and first being duly sworn, stated that the above is true and correct, and further that I am not kin to the parties to this action, nor am I interested in the events thereof.

Sworn to and subscribed before me on this the 19th day of March, 2020.



Notary Public

My Commission Expires: 2/12/2023



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