

STATE OF ALABAMA)
SHELBY COUNTY)


20200721000305430 1/4 \$31.00
Shelby Cnty Judge of Probate, AL
07/21/2020 03:44:18 PM FILED/CERT

VERIFIED STATEMENT OF LIEN

COMES NOW Timothy M. Fulmer and files this Statement in writing, and verifies by oath his personal knowledge of the facts set forth herein:

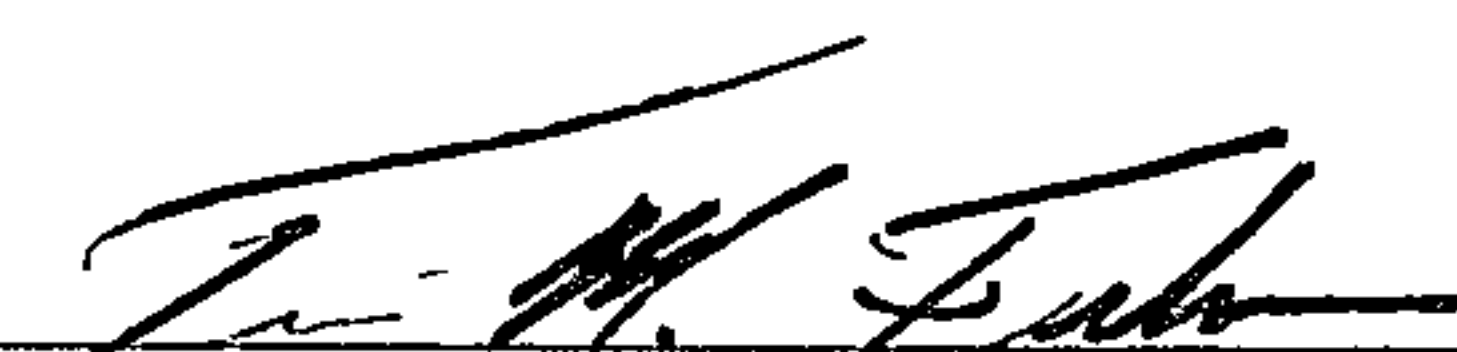
That WatsonBruhn Builders, LLC claims a lien on the property located at 110 Cahaba Valley Road, Pelham, AL 35124, more particularly described on Exhibit A filed herewith.

This lien is claimed, separately and severally, as to both the land and the buildings and improvements thereon, and the said land.

That said lien is claimed to secure an indebtedness of Four Hundred Nine Thousand Five Hundred Sixty Nine Dollars and Ninety-Three Cents (\$409,569.93) with interest, from March 23rd 2020 for work and labor furnished in relation to the above-described property.

The name of the owner of the property is J&W Shelby County, LLC.

WatsonBruhn Builders, LLC

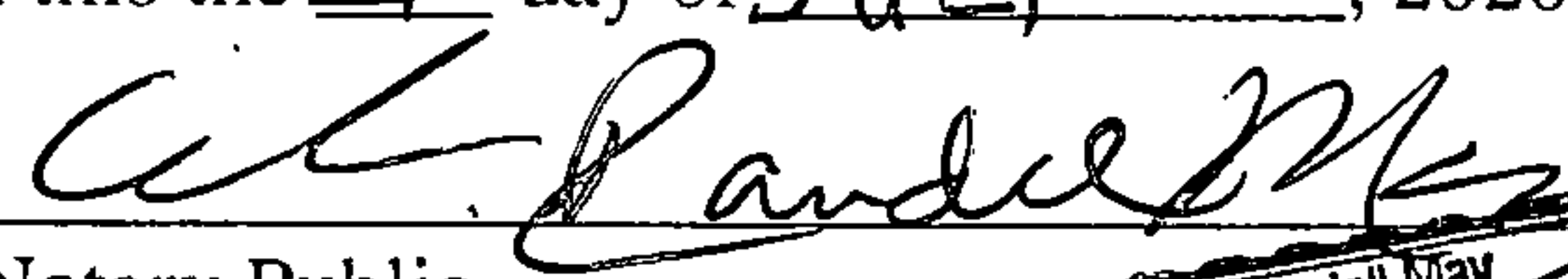
By: 
Timothy M. Fulmer, Esquire

ACKNOWLEDGEMENT

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, the undersigned, a notary public in and for the State of Alabama, personally appeared Timothy M. Fulmer, who, being duly sworn, doth depose and say: 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.

Subscribed and sworn to before me on this the 21 day of JULY, 2020.


Notary Public
My Commission Expires



**Exhibit A
Legal
Description**

Parcel I

A parcel of land located in the Southwest quarter of Section 31, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the Southeast corner of the Southwest quarter of Section 31, Township 19 South, Range 2 West, thence run North along the quarter line 506.79 feet; thence left 121 degrees, 25 minutes, 36 seconds, 1,325.96 feet; thence right 129 degrees, 39 minutes, 13 seconds, 359.51 feet to the point of beginning; thence left 90 degrees, 00 minutes, 00 seconds, 136.86 feet, thence right, 90 degrees, 00 minutes, 00 seconds, 119.00 feet; thence left 45 degrees, 00 minutes, 00 seconds, 10.10 feet; thence right 45 degrees, 00 minutes, 00 seconds, 196.03 feet to a point on a curve to the left along the new southerly right of way line of Alabama Highway No. 119, said curve having a radius of 1979.89 feet, a central angle of 4 degrees, 11 minutes, 30 seconds and a chord distance of 144.81 feet; thence turn an interior angle left to the chord of 96 degrees, 04 minutes, 43 seconds easterly and run along the arc of the curve 144.84 feet, being along the new southerly right of way of Alabama Highway No. 119; thence turn an interior angle left from the curve chord of 83 degrees, 55 minutes, 19 seconds southerly 337.51 feet to the point of beginning.

Less and Except that portion of subject property dedicated as a public road by instrument recorded in Inst. No. 1996-22947.

Together with the following easements:

A: UTILITY EASEMENT: A non-exclusive, perpetual easement, running with the land, for underground utilities and the maintenance thereof on and under that portion of the property described on Exhibit C to the deed recorded in Inst. No. 1999-21741 and Inst. No. 1999-21742 and incorporated by reference herein.

B: PARKING EASEMENT: A non-exclusive easement, running with land, for the parking of vehicles on that portion of the property conveyed to Cahaba Valley Station, LLC, in Inst. No. 1998-38719, as corrected in Inst. NO. 1999-07606, which Property is west of the ingress & egress easement as described on Exhibit D, deed recorded in Inst. No. 1999-21741 and Inst. No. 1999-21742.

C: DUMPSTER EASEMENT: An exclusive, perpetual easement, running with the land for a garbage dumpster on that portion of the property as described on Exhibit E, to the deed recorded in Inst. No. 1999-21741 and Inst. No. 1999-21742.

D: ACCESS EASEMENT: A non-exclusive, perpetual easement, running with the land for vehicular and pedestrian ingress & egress and for underground utilities over, across



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and under that portion of the property conveyed to Cahaba Valley Station, LLC in Inst. NO. 1998-38719, as corrected in Inst. NO. 1999-07606, described on Exhibit D, to the deed recorded in Inst. No. 1999-21741 and Inst. No. 1999-21742.

E: Rights set forth in the road dedication recorded in Inst. NO. 1996-22947.

F: Ingress and Egress and other Rights (but not obligations) with respect to the "Frontage Road" as set out in Inst. NO. 1998-38719 as amended by Inst. No. 1999-07606; Probate Office of Shelby County, Alabama.

G: Rights in Driveway Easement set out in Exhibit B, Sign and Utility Easement set out in Exhibit C and Utility Easement set out in Exhibit D, all attached to deed recorded in Inst. No. 1996-24720, Probate Office of Shelby County, Alabama.

H: Rights contained in document recorded in Inst. NO. 1995-26512, Probate Office of Shelby County, Alabama.


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Exhibit A
(Continued)

Address: 110 Cahaba Valley Road, Pelham, AL 35214

Parcel ID No.: 10 9 31 3 001 019.007

Owner: J&W Shelby County, LLC,
c/o Joe A. Scotch, Jr.
Registered Agent
110 Scotch Drive, Suite 101
Birmingham, AL 35242



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