

This instrument prepared by:
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Webster, Henry, Bradwell
Cohan, Speagle & DeShazo, P.C.
2 Perimeter Park South
Suite 445 East
Birmingham, AL 35243
205-518-8973

VERIFIED STATEMENT OF LIEN

**STATE OF ALABAMA)
SHELBY COUNTY)**

Kadrmass, Lee & Jackson, Inc., now known as KLJ Engineering, LLC ("KLJ"), files this statement in writing, verified by the oath of Craig Hrabar, as its Vice President, who has personal knowledge of the facts set forth herein:

KLJ claims a lien upon the following property located in Shelby County, Alabama, at the following address: 112 Glory Road, Montevallo, Alabama 35115. Upon information and belief, the Parcel ID is 27-2-09-0-000-006.013 and is further depicted in the attached Exhibit A.


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


KLJ claims a lien on the property for such work and services performed for the benefit of Bear Communications, LLC and Verizon Wireless, also known as MCIMetro Access Transmission Services Corp. d/b/a Verizon Access Transmission Services, also known as Verizon Business, also doing business as Verizon Communications, Inc.

The lien is claimed to secure an indebtedness of \$4,959,079.00 plus interest and attorney's fees, a portion of which is due from various dates prior to this date, together with any available interest and attorney fees and costs, for the furnishing of engineered drawings, administrative, management and consulting services which were sought in connection with and contributed to, certain improvements on said real property.

The name of the owner or proprietor of said property is believed to be Fred T. & Mildred J. Vereen, c/o Global Signal Acquisitions II, LLC, whose address is 4017 Washington Road, McMurray, PA 15317 whose agent Bear Communications, LLC contracted with KLJ for said services.

KLJ Engineering, LLC
Lienholder

By: 
Craig Hrabar, Vice President


20200828000378170 1/3 \$35.00
Shelby Cnty Judge of Probate, AL
08/28/2020 09:38:40 AM FILED/CERT

STATE OF FLORIDA)
ESCAMBIA COUNTY)

I, Caio Cardoso, a Notary Public, in and for said State and County, hereby certify that Craig Hrabar, Vice President of KLJ Engineering, LLC, personally appeared before me and whose name is signed to the foregoing, and who is known to me, acknowledged before me on this date that being informed of its content, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 27th day of August, 2020.

Notary Public: Caio Cardoso

My Commission Expires: 7/30/2024



Caio Cardoso
Notary Public
State of Florida
Comm# HH025595
Expires 7/30/2024

20200828000378170 2/3 \$35.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

A parcel of land situated in the Southeast Quarter of the Northwest Quarter of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of Section 4, Township 22 South, Range 3 West, thence run South 00 deg. 32' 46" West for a distance of 3212.13 feet to a point on the West right-of-way line of County Route 15; thence run North 07 deg. 08' 13" East for a distance of 234.37 feet to a point; thence run North 85 deg. 40' 20" West for a distance of 70.00 feet to a point; thence run North 75 deg. 00' 47" West for a distance of 96.06 feet to a point; thence run South 79 deg. 36' 12" West for a distance of 113.23 feet to a point; thence run South 71 deg. 20' 20" West for a distance of 153.29 feet to the Point of Beginning; thence run South 34 deg. 36' 20" West for a distance of 144.81 feet to a point; thence run North 89 deg. 27' 40" West for a distance of 190.00 feet to a point; thence run North 00 deg. 32' 20" East for a distance of 195.00 feet to a point; thence run South 89 deg. 27' 40" East for a distance of 160.14 feet to a point; thence run South 55 deg. 23' 40" East for a distance of 133.96 feet to the Point of Beginning. Said parcel contains 1.00 acre.

ALSO, A TWENTY FOOT INGRESS/EGRESS AND UTILITY EASEMENT SITUATED IN THE SE QUARTER OF THE NW QUARTER OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 20' ingress/egress and utility easement situated in the Southeast Quarter of the Northwest Quarter of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of Section 4, Township 22 South, Range 3 West, thence run South 00 deg. 32' 46" West for a distance of 3212.13 feet to a point on the west right-of-way line of County Route 15; thence run North 07 deg. 08' 13" East for a distance of 234.37 feet to a point; thence run North 85 deg. 40' 20" West for a distance of 70.00 feet to a point; thence run North 75 deg. 00' 47" West for a distance of 96.06 feet to a point; thence run South 79 deg. 36' 12" West for a distance of 113.23 feet to a point; thence run South 71 deg. 20' 20" West for a distance of 39.03 feet to the Point of Beginning of an Ingress/Egress & Utility Easement that lies 20 feet north of the line as described herein; thence run South 71 deg. 20' 20" West for a distance of 114.26 feet to a point; thence run South 34 deg. 36' 20" West for a distance of 144.81 feet to a point; and also being the terminus of easement.



20200828000378170 3/3 \$35.00
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