

This instrument prepared by:
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Webster, Henry, Bradwell
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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: 1755 Fulton Springs Road, Alabaster, Alabama 35007. Upon information and belief, the Parcel ID is 23-6-13-0-000-005.000 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 Larry W. Pearce, Jr. and Cynthia L. Pearce, whose address is 1751 Fulton Springs Road, Alabaster, AL 35007, whose agent Bear Communications, LLC contracted with KLJ for said services.

KLJ Engineering, LLC
Lienholder

By: 

Craig Hrabar, Vice President



20200908000399400 1/3 \$34.00
Shelby Cnty Judge of Probate, AL
09/08/2020 02:00:03 PM FILED/CERT

STATE OF FLORIDA
ESCAMBIA COUNTY

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I, Dominique Whitehurst, 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 04 day of September,
2020.



Dominique Whitehurst
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG254414
Expires 8/30/2022

Notary Public: [Signature]

My Commission Expires: 08/30/2022



20200908000399400 2/3 \$34.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

PARCEL 1: From the NW corner of the NW 1/4 of the NE 1/4 of Section 13, Township 21 South, Range 3 West, run easterly along the North line of said 1/4-1/4 section 411.96 feet to the point of beginning of land herein described; thence turn right an angle of 90 degrees 53 minutes and run southerly 522.45 feet, more or less, to a point on the northerly right of way of Shelby County Highway No. 26; thence run northeasterly along said right of way 930.0 feet, more or less, to a point on the intersection of said right of way and the North line of said 1/4-1/4 section; thence run westerly along the North line of said 1/4-1/4 section 736.85 feet to point of beginning. This being a part of the NW 1/4 of the NE 1/4, Section 13, Township 21 South, Range 3 West, Shelby County, Alabama.

PARCEL 2: From the NW corner of the NW 1/4 of the NE 1/4 of Section 13, Township 21 South, Range 3 West, run easterly along the North line of said 1/4-1/4 section 663.16 feet to the point of beginning; thence turn left an angle of 27 degrees 13 minutes and run 406.83 feet to a point; thence turn an angle to the right of 74 degrees 05 minutes and run a distance of 226.13 (deed, 221.84 measured) feet to a point situated on the North right of way line of Highway No. 26; thence turn an angle to the right of 91 degrees 56 minutes and run along right of way of said highway to a point on the South boundary line of the SW 1/4 of the SE 1/4 of Section 12, Township 21, Range 3 West; thence run West along said South line of said 40 a distance of 495.65 (deed, 485.80 measured) feet to the point of beginning. Said property described being located in the SW 1/4 of the SE 1/4 of Section 12, Township 21, Range 3 West.

PARCEL 3: Commence at the Southwest corner of the SW 1/4 of the SE 1/4, Section 12, Township 21 South, Range 3 West, being an iron rebar; thence run easterly along the South boundary of said 1/4-1/4 of 409.18 feet to the point of beginning of the parcel herein described; thence continue easterly along said South boundary of said 1/4-1/4 for 238.74 feet to a 3/4" pipe; thence turn an angle of 27 degrees 10 minutes 33 seconds to the left and run 407.24 feet to a 3/4" pipe; thence turn an angle of 151 degrees 56 minutes 27 seconds to the left and run 598.09 feet to a #5 rebar set; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run 195.24 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the SE 1/4, Section 12, Township 21 South, Range 3 West, Shelby County, Alabama.

LESS AND EXCEPT: A parcel of land lying in the SW 1/4; SE 1/4; Section 12, and the NW 1/4; NE 1/4; Section 13, all in Township 21 South, Range 3 West, and more particularly described as follows: Start at the northeast corner of the said NW 1/4; NE 1/4; Section 13; Township 21 South, Range 3 West, run westerly along the North boundary line of the said NW 1/4; NE 1/4 a distance of 178.18 feet to an iron marker on the North right of way line of the Elliottsville-Saginaw Road at a point where an Alabama State right of way strikes the said North right of way of the said Elliottsville-Saginaw Road. Said marker being at the Northeast end of a steel pipe culvert, the point of beginning. Thence run northwesterly along the said right of way owned by the State of Alabama a distance of 170.3 feet to an iron marker at the right of way fence of US. I-65; thence turn an angle of 87 degrees 48 minutes to the left and run westerly a distance of 145.45 feet to an iron marker on the East bank of a creek; thence turn an angle of 120 degrees 53 minutes to the left and run southeasterly along said creek a distance of 237.9 feet, more or less, to the said North right of way of said Elliottsville- Saginaw Road; thence run northeasterly along the said right of way of said Elliottsville-Saginaw Road a distance of 58.0 feet to the point of beginning.

LESS AND EXCEPT property sold in Inst. No. 2007031900012462, Probate Office, Shelby County, Alabama. Being same as Lot 1, Pearce Subdivision as recorded in Map Book 39, Page 75, Probate Office, Shelby County, Alabama.

