



20201019000474240 1/4 \$35.00  
Shelby Cnty Judge of Probate, AL  
10/19/2020 02:33:34 PM FILED/CERT

## FULL SATISFACTION AND RELEASE OF LIEN

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

Know All Men By These Presents, that, the undersigned, KLJ ENGINEERING, LLC, hereby fully releases that certain lien which was recorded on September 8, 2020 (a copy of which is attached as Exhibit A) in the Office of the Judge of Probate of Shelby County, Alabama at ~~202009000378130~~ 1/3 in said Probate Office. KLJ Engineering, LLC further states that such lien is hereby released in full.

→ 20200828000378130

IN WITNESS WHEREOF, the undersigned, KLJ Engineering, LLC has caused these presents to be executed under seal this \_\_\_\_ day of October, 2020.

For KLJ Engineering, LLC:

Craig Hrabar  
Vice President

STATE OF FLORIDA       )  
COUNTY OF ESCAMBIA   )

Before me, Caio Cardoso a notary public in and for the State of Florida at Large, personally appeared CRAIG HRABAR., Vice President of KLJ Engineering, LLC, who is known to me and who being duly sworn, doth depose and say: That he has personal knowledge of the facts set forth in the foregoing Full Satisfaction and Release of Lien, and that he has authority to act on behalf of KLJ Engineering, LLC and above and foregoing is true and correct to the best of his knowledge and belief and that he has affixed his name to the same in my presence.

Subscribed and sworn to before me on this the 16th day of October, 2020 by said affiant.

(SEAL)

Notary Public

My Commission expires: 7/30/2024

Prepared by: Tamera K. Erskine, Esq.  
WEBSTER, HENRY, BRADWELL, COHAN  
SPEAGLE & DESHAZO, P.C.  
Two Perimeter Park South, Ste. 445 East  
Birmingham, Alabama 35243  
(205) 518-8973



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

This instrument prepared by:  
Tamera K. Erskine  
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                )**

Kadrmas, 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: 1547 Ridgeview Lake Road, Alabaster, Alabama 35007. Upon information and belief, the Parcel ID is 14-8-33-0-000-001.016 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 Carmen R. Crim & Dorothy Crim and Sherry Brandler, whose address is P.O. Box 22, Saginaw, AL 35137, whose agent Bear Communications, LLC contracted with KLJ for said services.

KLJ Engineering, LLC  
Lienholder

By:   
Craig Hrabar, Vice President

  
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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 27<sup>th</sup> day of August, 2020.

Notary Public: Caio Cardoso

My Commission Expires: 7/30/2024



Caio Cardoso  
Notary Public  
State of Florida  
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## EXHIBIT A

A Parcel of land situated in Section 33, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the NE Corner of the W  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of above said Section, Township and Range, said point being the POINT OF BEGINNING; thence N87°34'14"W, a distance of 324.41'; thence S54°23'13"W, a distance of 3732.26'; thence S00°27'54"W, a distance of 331.60'; thence S87°05'09"E, a distance of 663.27'; thence N01°06'09"E, a distance of 198.38'; thence N57°02'45"E, a distance of 351.76'; thence N31°12'22"W, a distance of 149.37'; thence N54°06'42"E, a distance of 1032.49'; thence S20°57'58"E, a distance of 643.19' to a point lying on the Northwesterly R.O.W. of Ridge View Lake Road, 60' R.O.W., said point also being the beginning of a curve to the left, having a radius of 220.00', a central angle of 12°49'29", and subtended by a chord which bears N42°21'38"E, and a chord distance of 49.14'; thence along the arc of said curve and said R.O.W. line, a distance of 49.24'; thence N35°58'53"E and along said

R.O.W. line, a distance of 81.53' to the beginning of a curve to the right, having a radius of 830.00', a central angle of 16°09'28", and subtended by a chord which bears N44°01'37"E, and a chord distance of 233.29'; thence along the arc of said curve and said R.O.W. line, a distance of 234.07'; thence N52°06'21"E and along said R.O.W. line, a distance of 259.81' to the beginning of a curve to the right, having a radius of 330.00', a central angle of 32°39'11", and subtended by a chord which bears N68°25'57"E, and a chord distance of 185.53'; thence along the arc of said curve and said R.O.W. line, a distance of 188.07'; thence N84°45'33"E and along said R.O.W. line, a distance of 378.39' to the beginning of a curve to the left, having a radius of 970.00', a central angle of 07°05'29", and subtended by a chord which bears N81°12'48"E, and a chord distance of 119.98'; thence along the arc of said curve and said R.O.W. line, a distance of 120.06'; thence N77°40'03"E and along said R.O.W. line, a distance of 258.10'; thence N01°43'47"E and leaving said R.O.W. line, a distance of 1397.59' to the POINT OF BEGINNING.

Said Parcel containing 66.67 acres, more or less.



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