

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 August 28, 2020 (a copy of which is attached as Exhibit A) in the Office of the Judge of Probate of Shelby County, Alabama at 20200828000378160 1/4 in said Probate Office. KLJ Engineering, LLC further states that such lien is hereby released in full.

IN WITNESS WHEREOF, the undersigned, KLJ Engineering, LLC has caused these presents to be executed under seal this 12 day of ~~October~~ ^{November}, 2020.

For KLJ Engineering, LLC:



Craig Hrabar
Vice President

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

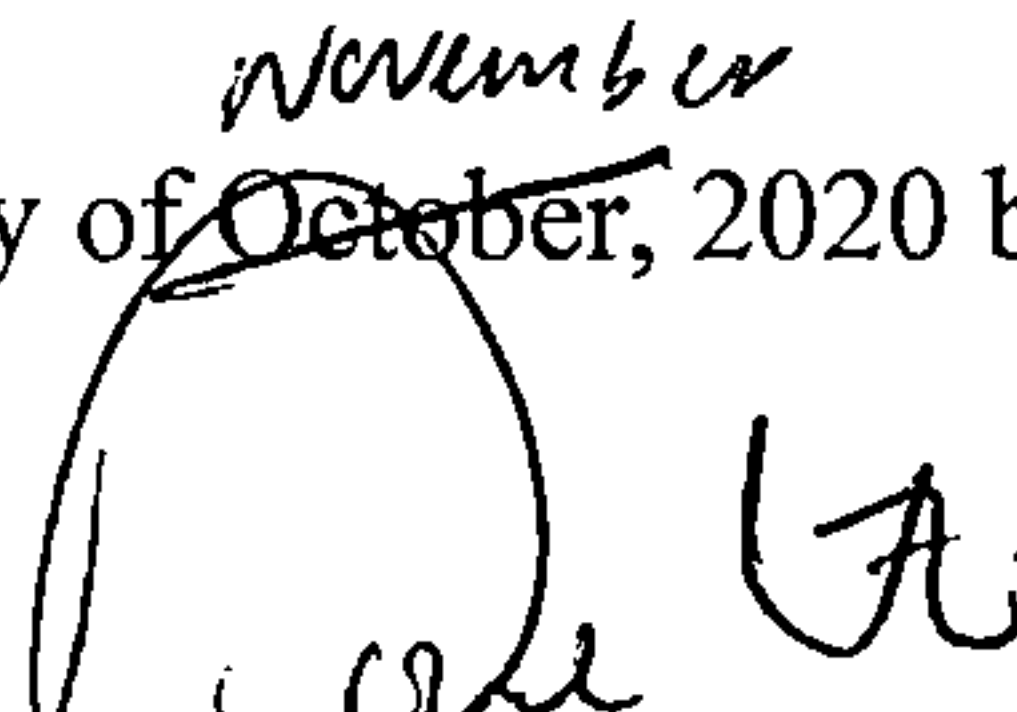
Before me, Craig Dominique Whitehurst a notary public in and for the State of Florida at Large, personally appeared CRAIG HRABAR., Vice President of KLJ Engineering, LLC, who is known to me and who being duly sworn, doth depose and say: That he has personal knowledge of the facts set forth in the foregoing 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 12 day of ~~October~~ ^{November}, 2020 by said affiant.

(SEAL)



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


Notary Public
My Commission expires: 08/30/22

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



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)

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: 120 Bishop Circle, Pelham, Alabama 35124. Upon information and belief, the Parcel ID is 10-9-31-4-001-007.017 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 Creekside Office, LLC, whose address is 120 Bishop Circle, Pelham, AL 35124, whose agent Bear Communications, LLC contracted with KLJ for said services.

KLJ Engineering, LLC
 Lienholder

By: 

Craig Hrabar, Vice President


 20200828000378160 1/4 \$36.00
 Shelby Cnty Judge of Probate, AL
 08/28/2020 09:38:39 AM FILED/CERT


 20201118000527680 2/5 \$34.00
 Shelby Cnty Judge of Probate, AL
 11/18/2020 10:46:58 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



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EXHIBIT A

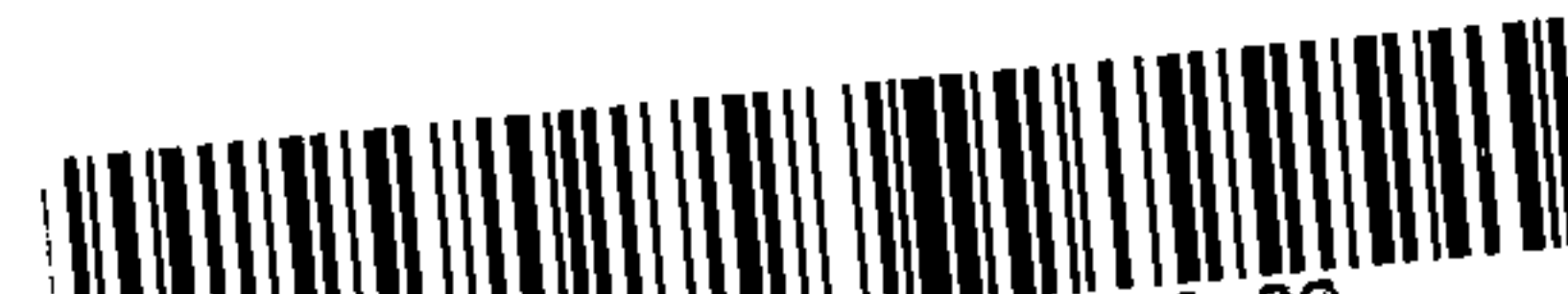
Parcel A

Part of SE 1/4 Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said 1/4 Section; thence run east along the South line of same for 1,826.71 feet; thence 122 deg. 59 min. 53 sec. left and run Northwesterly for 399.97 feet to a point on the Northerly right of way line of Oak Mountain Park Road; thence continue Northwesterly along the same course for 846.69 feet; thence 91 deg. 18 min. 39 sec. right and run Northeasterly for 152.01 feet; thence 90 deg. 00 min. 00 sec. left and run Northwesterly for 349.02 feet; thence 90 deg. 00 min. 00 sec. left and run Southwesterly for 160.00 feet; thence 88 deg. 41 min. 21 sec. right and run Northwesterly for 25.0 feet to a point on the South right of way line of Alabama Highway 119; thence 91 deg. 18 min. 39 sec. right and run Northeasterly along said right of way line for 253.07 feet; thence 14 deg. 02 min. 10 sec. right and continue Northeasterly for 9.51 feet to a point on the Southerly right of way line of a county road; thence 30 deg. 57 min. 50 sec. right and run easterly along said right of way line for 62.56 feet to an angle point in said right of way; thence 45 deg. 00 min. 00 sec. right and run southeasterly along said right of way line for 390.67 feet to an angle point in said right of way; thence 90 deg. 00 min. 00 sec. left and run northeasterly for 575.98 feet to a point on the westerly right of way line of Oak Mountain State Park Road; thence 86 deg. 19 min. 31 sec. right and run southeasterly along said right of way line for 142.98 feet; thence 22 deg. 07 min. 10 sec. right and run southeasterly along said right of way line for 266.08 feet to the beginning of a curve to the right, said curve having a radius of 3,579.72 feet and subtending a central angle of 03 deg. 16 min. 07 sec.; thence 08 deg. 19 min. 34 sec. right to the chord of said curve and run southerly along the arc of said curve and along said right of way line for 204.22 feet; thence from said chord 09 deg. 37 min. 54 sec. left and run southeasterly along said right of way line for 96.08 feet to the beginning of a curve to the right, said curve having a radius of 3,599.42 feet and subtending a central angel of 02 deg. 19 min. 55 sec.; thence 13 deg. 55 min. 51 sec. right of the chord of said curve and run southerly along the arc of said curve and along said right of way line for 146.49 feet to a point at the intersection of the westerly right of way line of said Oak Mountain State Park Road and the north right of way line of a proposed street; thence from the chord of said curve 97 deg. 35 min. 27 sec. right and run southwesterly along the north right of way line of said proposed street for 300.49 feet to the beginning of a curve to the left, said curve having a radius of 50.00 feet and subtending a central angle of 17 deg; 54 min 41 sec.; thence run southwesterly along the arc of said curve and along said right of way line for 15.63 feet to the end of said curve, said point being the point of beginning of the property herein described; thence from the tangent of said curve 97 deg. 08 min. 18 sec. right and run northwesterly for 210.58 feet to a point on the approximate floodway line of Bishops Creek; thence 121 deg. 47 min. 55 sec. left and run southwesterly along said approximate floodway line for 442.86 feet; thence 87 deg. 23 min. 54 sec. left and run southeasterly for 200.21 feet; thence 92 deg. 36 min. 06 sec. left and run northeasterly for 276.49 feet to a point on the right of way line of said proposed street, said point being on a curve to the right said curve having a radius of 50.00 feet and subtending a central angle of 85 deg. 26 min. 04 sec.; thence 60 deg. 46 min. 27 sec. left to become tangent to said curve and run northeasterly along the arc of said curve and along said proposed right of way line of said proposed street for 74.55 feet to the point of beginning.



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Less and except any part of subject property lying within Bishop Creek.

Situated in Shelby County, Alabama.

ALSO:

Beneficial interest in sewer easement described as Parcel C in Instrument #20111116000346010 and as shown by survey of Engineering Design Group, LLC dated March 30, 2012.


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