

STATE OF ALABAMA)
SHELBY COUNTY)
VERIFIED STATEMENT OF LIEN

Stagg Run Association, files this statement in writing, verified by the oath of Carolyn Rakers, agent of Stagg Run Association, who has personal knowledge of the facts set forth herein:

1. That the said Stagg Run Association claims a lien upon the following property, lying and situated in Shelby County, Alabama, and owed by Builders Systems, LLC, as shown by a deed recorded 07/19/2018 evidenced by 20180719000257510, and recorded in the Probate Court of **Shelby** County Alabama, legally described as to-wit: See Exhibit "A". This lien is claimed, separately and severally, as to the property and improvements thereon, leasehold and as to the said land.

2. That the said lien is claimed to secure an indebtedness of \$600.00 with interest from, to-wit, 12/16/2020.

3. That said indebtedness is for Stagg Run Association dues to the building which is situated at more specifically described in the Invoices attached hereto as Exhibit "B" and incorporated herein by reference.

4. That the name of the owner or proprietor of said property is Builders Systems, LLC.

Stagg Run Association

By: Carolyn Rakers
Carolyn Rakers, Agent

STATE OF ALABAMA)
SHELBY COUNTY)

I, Katrina Blackwell, a Notary Public for the State of Alabama at Large, personally appeared Carolyn Rakers, who being first 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. Appeared before me on this day and acknowledged the due execution of the forgoing instrument.

SWORN TO AND SUBSCRIBED BEFORE ME on this 21st day of December, 2020.

Notary Public

My Commission Expires: _____

KATRINA LEIGH BLACKWELL
Notary Public
Alabama State at Large

**My Commission Expires
October 7, 2024**

Exhibit A

This instrument prepared by:
 Gregory D. Harrelson, Attorney
 The Harrelson Law Firm, LLC
 101 Riverchase Pkwy East
 Hoover, AL 35244

Send Tax Notice to:
 Builder Systems LLC
 281 Normandy Lane
 Chelsea, AL 35603

SPECIAL WARRANTY DEED

STATE OF ALABAMA)
)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FORTY THOUSAND & 00/100 DOLLARS (\$140,000.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Michael J. Lackey and Cynthia L. Lackey, husband and wife, (herein referred to as "Grantors"), do grant, bargain, sell and convey unto Builder Systems LLC, an Alabama limited liability company, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 13, according to the Survey of Stagg Run, as recorded in Map Book 39, Page 67 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:


1. Taxes and assessments for the current year and subsequent years;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Matters that would be shown by an accurate survey and inspection of the real estate;
4. Any Mineral or Mineral Rights leased, granted or retained by prior owners; and
5. Current Zoning Classification and Use Restrictions.

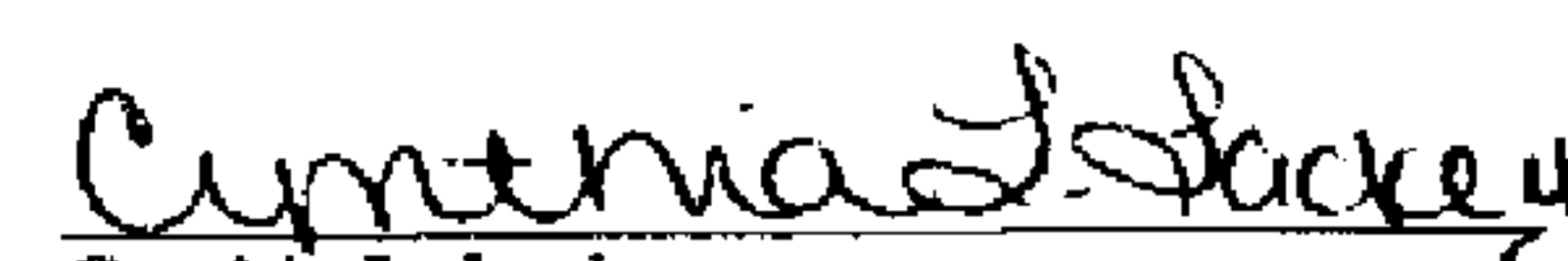
\$112,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This Property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantors have hereto set their signature and seal this 11th day of July, 2014.

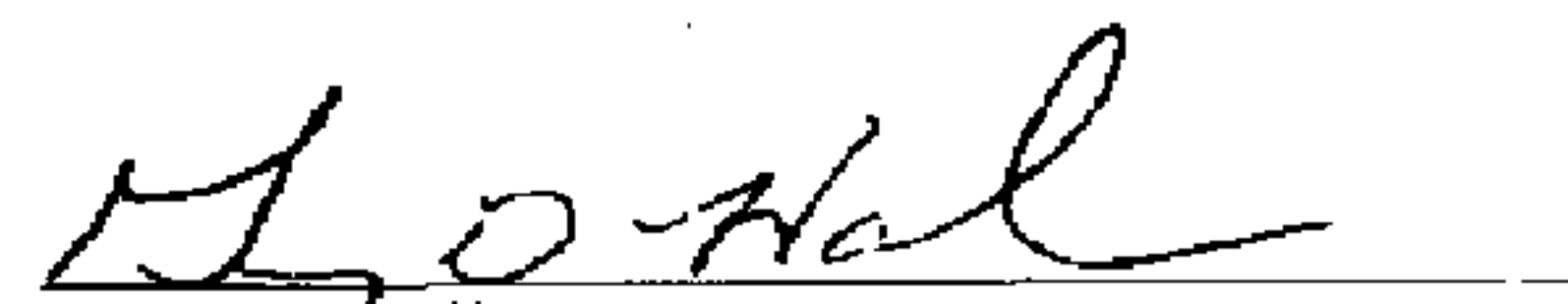

 Michael J. Lackey


 Cynthia L. Lackey

STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael J. Lackey and Cynthia L. Lackey, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of July, 2018.


 Notary Public

My Commission Expires: 8-25-19



 20180719000028510 1/2 \$46.00
 Shelby Cnty Judge of Probate, AL
 07/19/2018 02:23:47 PM FILED/CERT

Exhibit B

Homeowner Ledger

Homeowner: Builders Systems, LLC

Unit Name: Lot 13

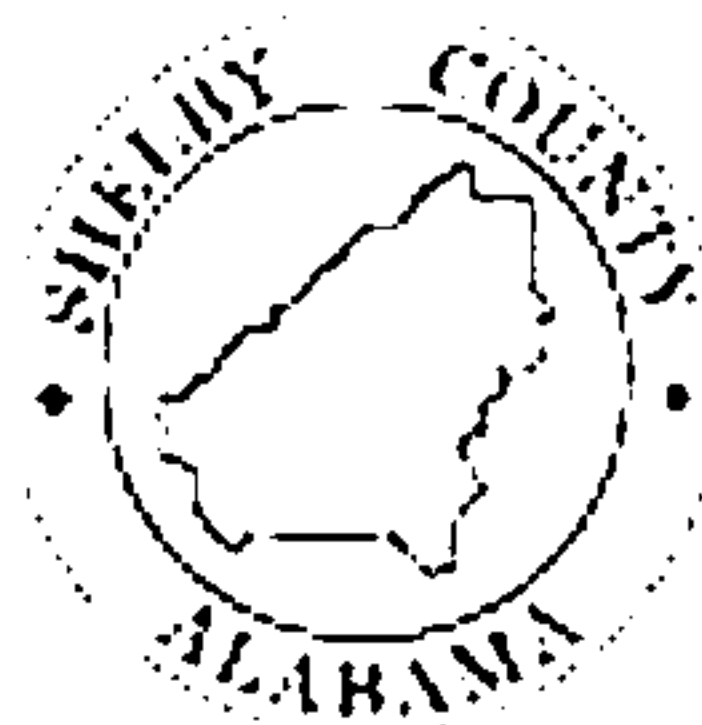
Unit Address: 1051 Stagg Run Trail Indian Springs, AL 35124

Association: Stagg Run Association

Status: Current

Dues: 0.00

Date	Payer	Description	Charges	Payments	Balance
Starting Balance					0.00
06/30/2020		Association Dues - 2020 Dues (Balance from previous management company)	600.00		600.00
11/13/2020		Assessment - Asphalt	5,000.00		5,600.00
Total					5,600.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/19/2021 01:21:04 PM
 \$34.00 CHERRY
 20210119000028510

Allen S. Bayl