



20210607000276930 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
06/07/2021 11:43:36 AM FILED/CERT

State of Alabama,

County of Shelby

Davis Unlimited, LLC files this statement in writing, verified by the oath of James King who has personal knowledge of the facts herein set forth:

That said Davis Unlimited, LLC claims a lien upon the following property, situated in Shelby County, Alabama, to wit:

1237 2nd Street NE

See Exhibit "A"

Alabaster, AL 35007

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

That said lien is claimed to secure an indebtedness of \$2457.22 with interest, from to wit 1st day of June 2021, for supplying materials and labor for said property after a water damage event.

The name of the owner or proprietor of the said property is

John Littleford.

Claimant.

Before me, Amanda Timmons a notary public in and for the county of Calhan State of Alabama, personally appeared James King, who being 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.

Affiant.

Subscribed and sworn to before me on this the 3rd day of 6, 2021, by said affiant.

Notary Public.

Commission exp. March 8, 2025

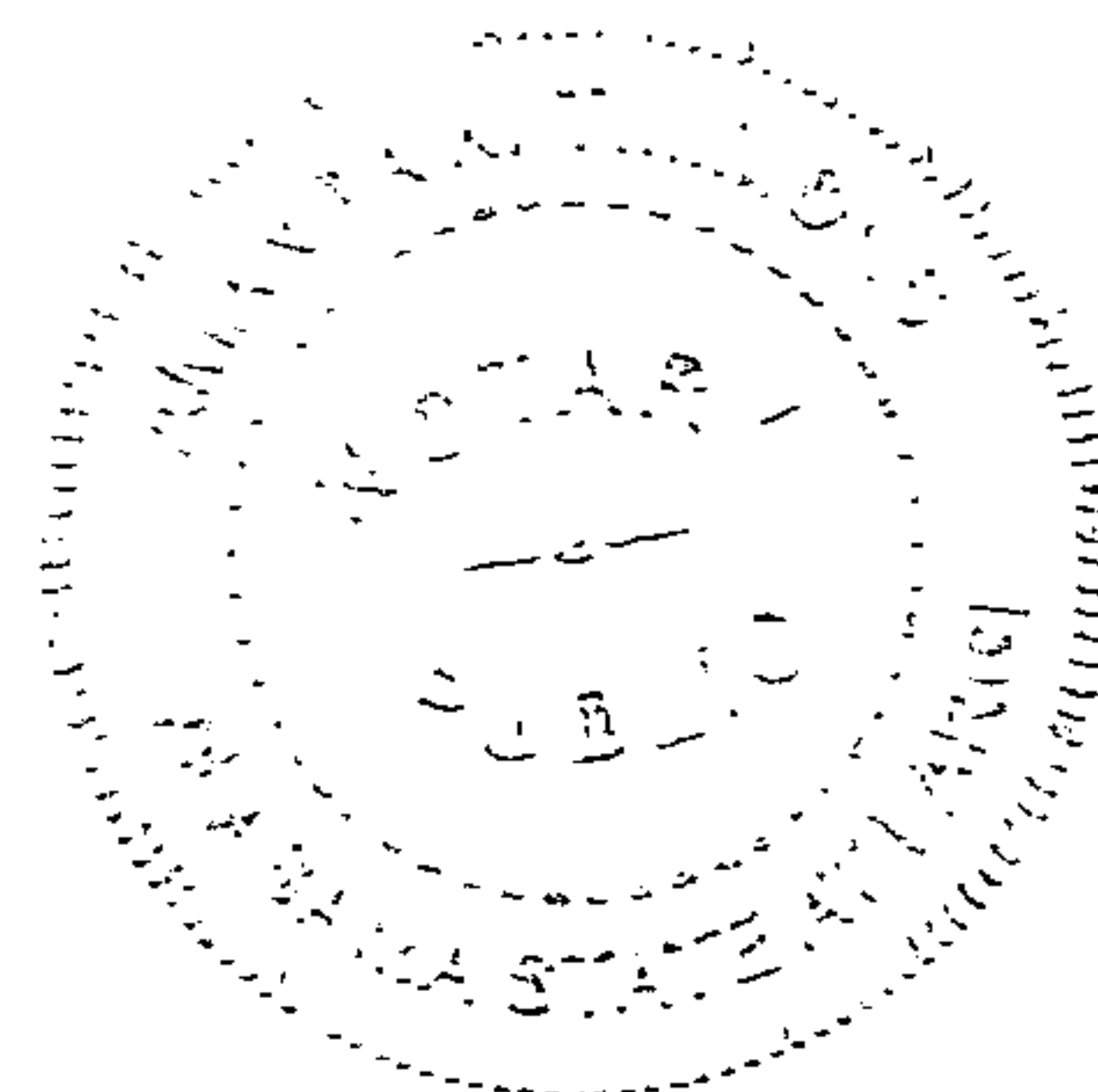


Exhibit A



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WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Fifty Two Thousand and No/100 (\$152,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, Wade Brown, Gregg Brown and Scott Brown, as devisees of the Estate of Laurel W. Brown, deceased, Probate Case # 2006-000659, herein referred to as Grantor(s), does hereby GRANT, BARGAIN, SELL AND CONVEY unto John Lee Littleford and Laura Leigh Littleford, referred to as Grantee(s), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 5, BLOCK 3, OF AMENDED MAP OF A PORTION OF FIRST ADDITION TO CEDAR GROVE ESTATES, AS RECORDED IN MAP BOOK 4, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$142,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.

Ad valorem taxes for the year 2008, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, Wade Brown, Gregg Brown and Scott Brown, as devisees of the Estate of Laurel W. Brown, deceased, Probate Case # 2006-000659 who is authorized to execute this conveyance, has hereto set his signatures and seal, this 15th day of February, 2008.

Shelby County, AL 02/18/2008
State of Alabama

Deed Tax: \$10.00

WITNESS

WITNESS

STATE OF ALABAMA
COUNTY OF JEFFERSON

THE ESTATE OF LAUREL W. BROWN,
DECEASED, PROBATE CASE # 2006-000659

BY: Wade Brown
WADE BROWN, DEVISEE

BY: Gregg Brown
GREGG BROWN, DEVISEE

BY: Scott Brown
SCOTT BROWN, DEVISEE

I, the undersigned a Notary Public in and for said State and County, hereby certify that Wade Brown, Gregg Brown and Scott Brown, as devisees of the Estate of Laurel W. Brown, deceased, Probate Case # 2006-000659 whose names are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they as such devisees of the Estate of Laurel W. Brown, deceased Probate Case # 2006-000659 and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of February, 2008.

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
Moseley & Associates, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

1237 N. 2nd St.
DAVID S. SNOODY
Alabaster, Alabama 35007

MY COMMISSION EXPIRES 6/18/10