

**IN THE PROBATE COURT OF SHELBY COUNTY**


**MICHAEL ELLIOTT,**

**Claimant,**

**v.**

**LAURA K. TURNER OBO  
TIGER EYE INVESTMENTS,  
INC. OBO HOME VESTORS,  
INC.,**

**Property Owner.**

  
20210625000309300 1/20 \$80.00  
Shelby Cnty Judge of Probate, AL  
06/25/2021 11:14:29 AM FILED/CERT

**MECHANIC'S LIEN**

**STATE OF ALABAMA**

Jefferson **COUNTY**

1. I, Michael Elliott (the "Claimant"), located at 2475 Talley Road, Morris Alabama, 35116, claims a mechanics lien for the labor and services detailed herein, furnished for a work of improvement in that certain real property located in the County of Shelby, in the State of Alabama. The complete address of the real property on which this mechanics lien is claimed is: 117 Pebble Lane, Alabaster, Alabama, 35007 (the "Property"). The legal description of the Property is:  
Lot 21, Block 8, according to the Survey of Burmuda Lake Estates, First Sector, as recorded in Map Book 9, Page 98, in the Probate Office of Shelby County, Alabama.
2. The labor or services were furnished by Claimant at the request of: Laura K. Turner.  
(Exhibit A)

3. The owner of the Property is Laura K. Turner obo Tiger Eye Investments, Inc., obo Home Vestors located at 4901 6<sup>th</sup> Ave S. Birmingham, Alabama, 35222. (Exhibit B)
4. On February 10, 2021, the Claimant entered into a verbal agreement to repair and replace electrical items as listed on Exhibit C on said Property (the "Contract") for the original total sum of \$2,500.00, which became due and payable on May 11, 2021, the date of completion of the build and/or project services. (see photos of before and after completion in Exhibit C)
5. After interest and court costs, the sum of \$2,524.00 is due to Claimant for the labor and services provided.

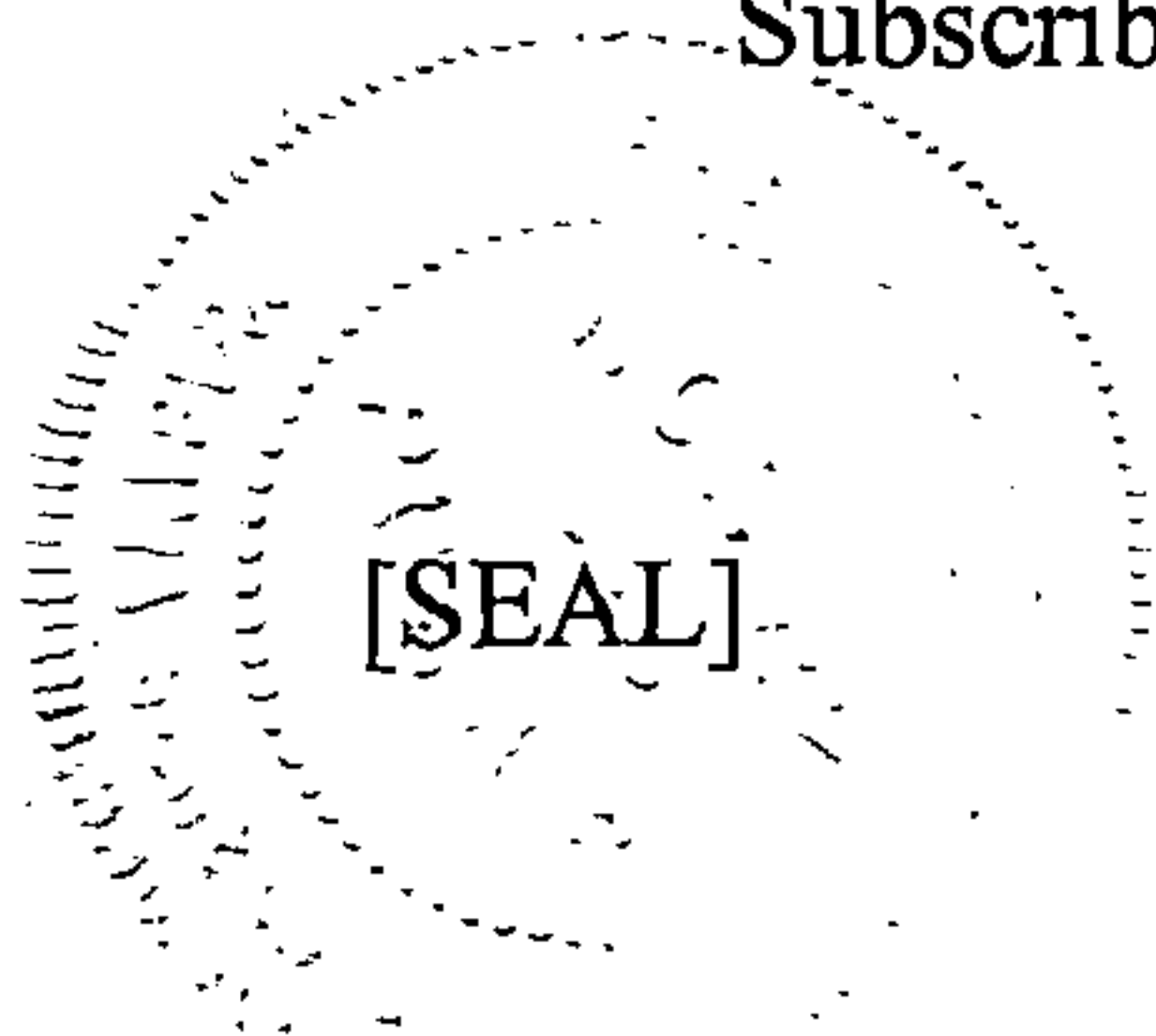
Michael Elliott  
MICHAEL ELLIOTT, Plaintiff

STATE OF ALABAMA )

Jefferson COUNTY )

I, Leah Gamble Welch, a notary public in and for said county in said state, hereby certify that MICHAEL ELLIOTT, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, he/she executed the same voluntarily.

Subscribed and sworn to before me this the 24 day of June, 2021.



Leah Gamble Welch  
Notary Public in and for the  
State of Alabama at Large

My Commission Expires: 5/25/2022



20210625000309300 3/20 \$80.00  
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# EXHIBIT

“A”



Laura >

Ok great.

I really need it done this weekend.  
Or at least where the other guys can  
get started

My sons birthday party is Saturday I  
will put time on it Sunday but I will  
definitely need what's on my list  
there as long as the power stays off  
till the panel is built they can go  
ahead on in there cutting the can  
out won't slow them down or the  
kitchen either

I understand. But you told me you'd  
have it done this week. You could  
have had stuff ordered when we  
talked Monday. It is what it is. But I  
need it done. We're already way  
behind on this property.

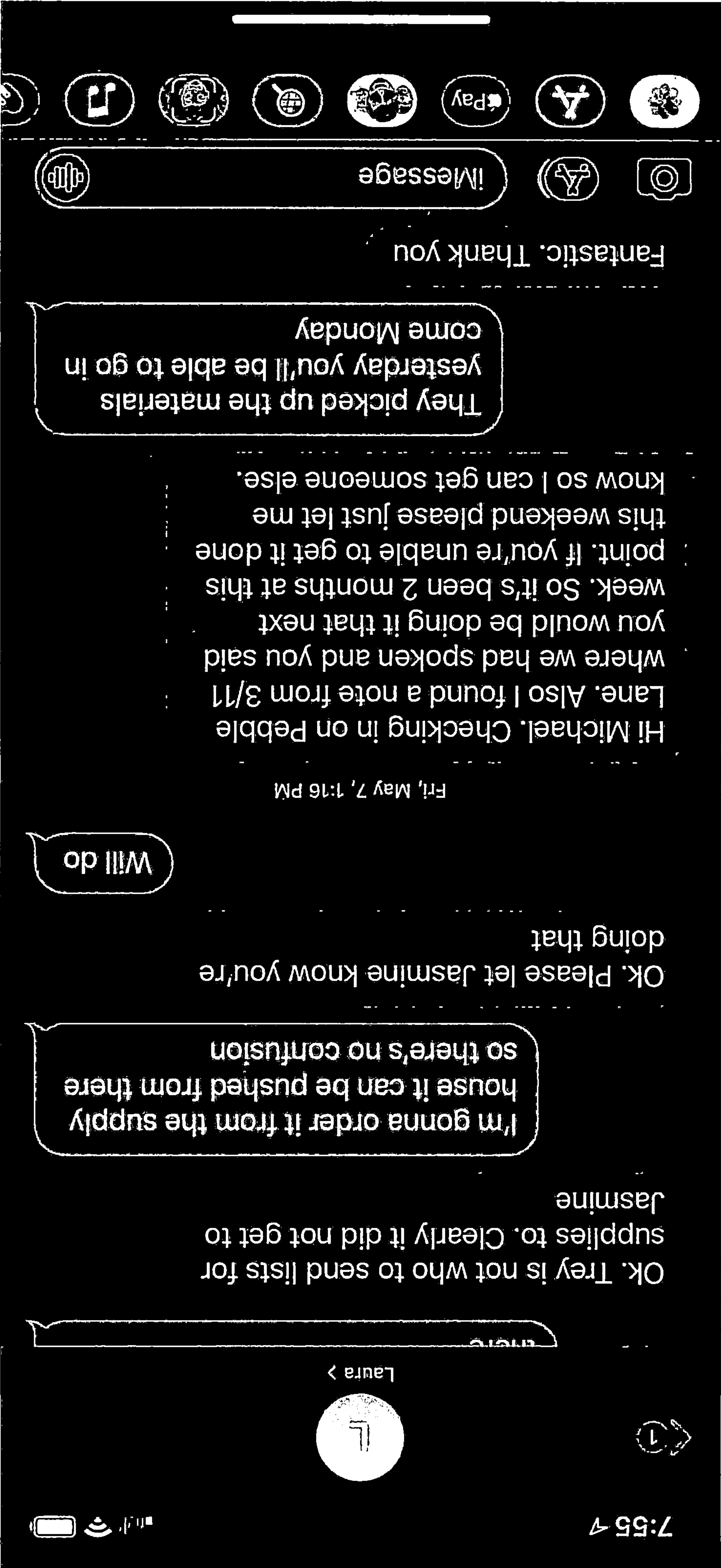
I did send in my list last week there  
some issues with Communication  
with y'all no money has hit my hand  
for materials. So my materials have  
to be delivered by y'all.

Jasmine says she does not have a  
list. And the no money is for White

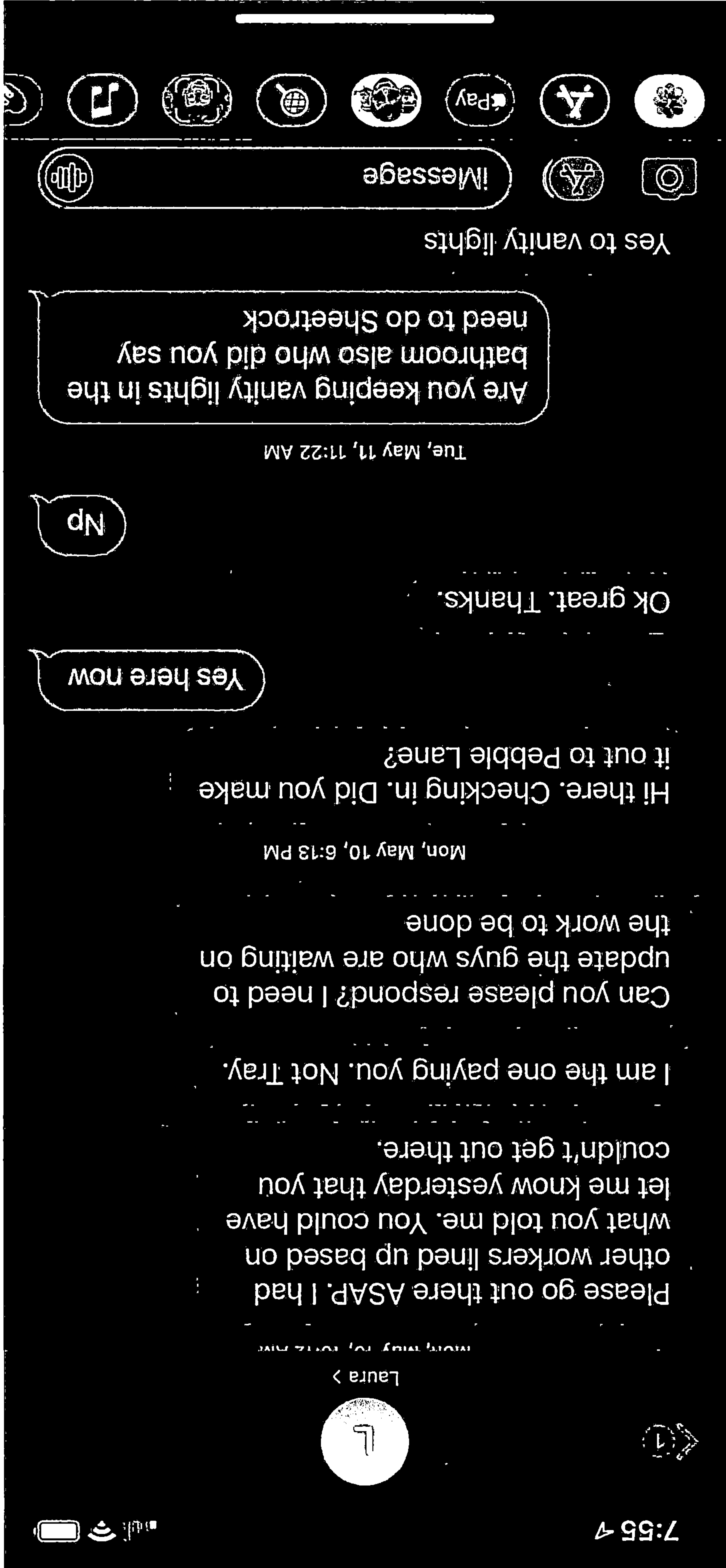
Message







20210625000309300 5/20 \$80.00  
Shelby Cnty Judge of Probate, AL  
06/25/2021 11:14:29 AM FILED/CERT



7:55



Laura >

Please go out there ASAP. I had other workers lined up based on what you told me. You could have let me know yesterday that you couldn't get out there.

I am the one paying you. Not Tray.

Can you please respond? I need to update the guys who are waiting on the work to be done

Mon, May 10, 6:13 PM

Hi there. Checking in. Did you make it out to Pebble Lane?

Yes here now

Ok great. Thanks.

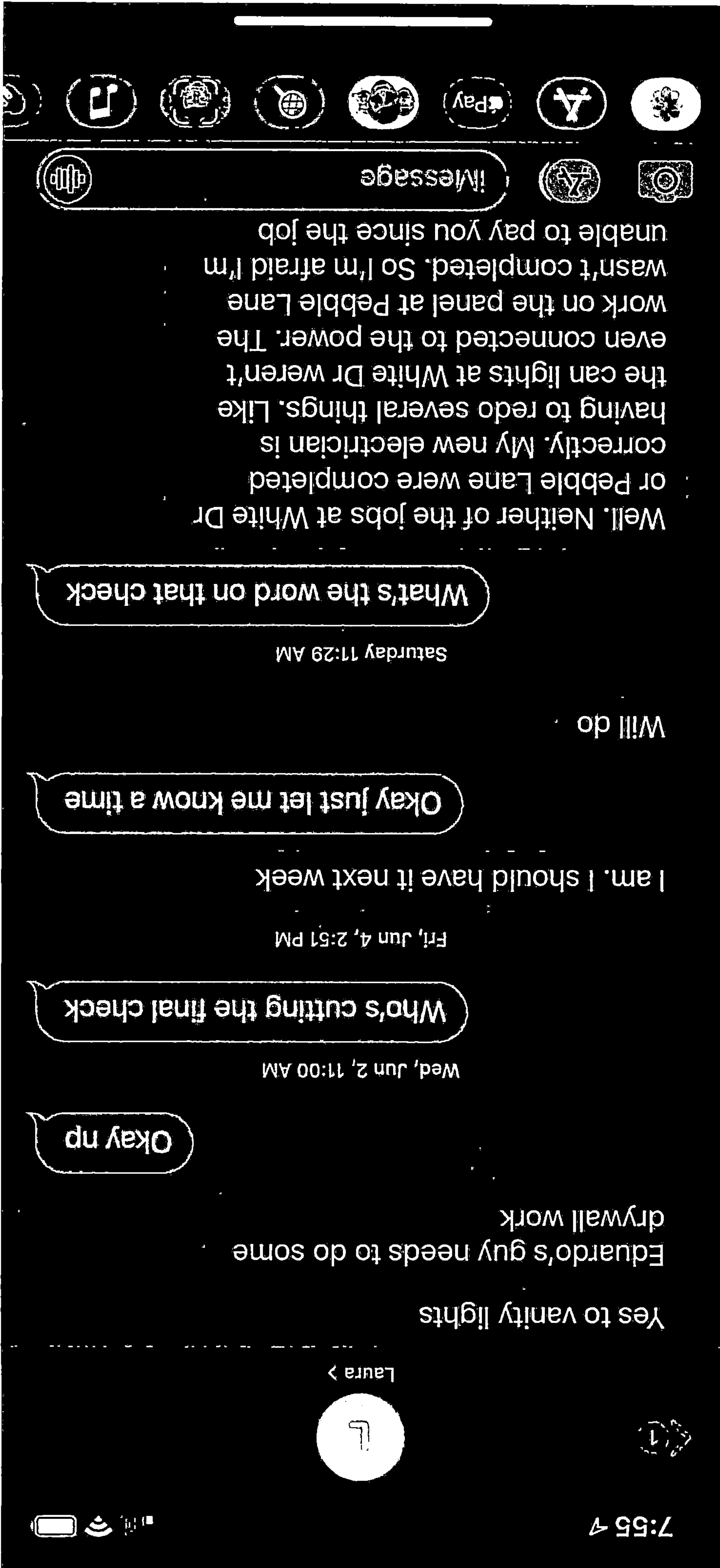
No

Tue, May 11, 11:22 AM

Are you keeping vanity lights in the bathroom also who did you say need to do Sheetrock

Yes to vanity lights

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06/25/2021 11:14:29 AM FILED/CERT

EXHIBIT

“B”



**MORTGAGE**

**20210208000063490**

**02/08/2021 08:08:17 AM**

**MORT 1/3**

State of Alabama )

County of Jefferson )

Address:  
117 Pebble Lane  
Alabaster, AL 35007

This is a purchase money mortgage,  
the proceeds of which have been  
applied to the purchase price of  
the property herein described.

That, Whereas, Tiger Eye Investments, Inc., an Alabama corporation (hereinafter called "Mortgagor") is justly indebted to Win Win Solutions, LLC, (hereinafter called "Mortgagee") in the sum of One Hundred Fifty Thousand Five Hundred and No/100 Dollars (\$150,500.00), evidenced by one promissory note of even date herewith more particularly describing the terms and conditions therein.

And Whereas, Mortgagor agreed, in incurring said indebtedness, that this mortgage should be given to secure the prompt payment thereof.

NOW THEREFORE, in consideration of the premises, said Mortgagor, and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described real estate, with an Address: 117 Pebble Lane, Alabaster, AL 35007, to wit:

Lot 21, Block 8, according to the Survey of Bermuda Lake Estates, First Sector, as recorded in Map Book 9, Page 98, in the Probate Office of Shelby County, Alabama

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

THIS IS A PURCHASE MONEY MORTGAGE, the proceeds of the underlying loan having been applied on the purchase price of the property described herein and conveyed by deed to the mortgagors and recorded simultaneously herewith.

This mortgage is not assumable. Said underlying promissory note is due and payable in full upon the sale or transfer of the property described herein. "Sale or Transfer" includes but is not limited to attempted wrap-around mortgages, contracts for sale, or any other agreement providing for an immediate equitable transfer with a later full legal transfer, also including any lease-sales or leases which provide for an option to purchase.

Said property is warranted free from all encumbrances and against any adverse claims, except as stated above.

20210208000063490 02/08/2021 08:08:17 AM MORT 2/3

To Have and To Hold the above granted property unto the said Mortgagee, Mortgagee's successors, heirs, and assigns forever; and for the purpose of further securing the payment of said indebtedness, the undersigned agrees to pay all taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, the said Mortgagee may at Mortgagee's option pay off the same; and to further secure said indebtedness, first above named undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado for the fair and reasonable insurable value thereof, in companies satisfactory to the Mortgagee, with loss, if any, payable to said Mortgagee, as Mortgagee's interest may appear, and to promptly deliver said policies, or any renewal of said policies to said Mortgagee; and if undersigned fail to keep said property insured as above specified, or fail to deliver said insurance policies to said Mortgagee, then the said Mortgagee, or assigns, may at Mortgagee's option insure said property for said sum, for Mortgagee's own benefit, the policy if collected, to be credited on said indebtedness, less cost of collecting same; all amounts so expended by said Mortgagee for taxes, assessments or insurance, shall become a debt to said Mortgagee or assigns, additional to the debt hereby specially secured, and shall be covered by this Mortgage, and bear interest from date of payment by said Mortgagee, or assigns, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee or assigns for any amounts Mortgagees may have expended for taxes, assessments, and insurance, and interest thereon, then this conveyance to be null and void; but should default be made in the payment of any sum expended by the said Mortgagee or assigns, should said indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgagee or assigns in said property become endangered by reason of the enforcement of any prior lien or incumbrance thereon, so as to endanger the debt by hereby secured, then in any one of said events, the whole of said indebtedness hereby secured shall at once becomes due and payable, and this mortgage be subject to foreclosure as now provided by law in case of past due mortgages, and the said Mortgagee, agents or assigns, shall be authorized to take possession of the premises hereby conveyed, and with or without first taking possession, after giving twenty-one days' notice, by publishing once a week for three consecutive weeks, the time, place and terms of sale, by publication in some newspaper published in said County and State, sell the same in lots or parcels or en masse as Mortgagee, agents or assigns deem best, in front of the Court House door of said County, (or the division thereof) where said property is located, at public outcry, to the highest bidder for cash, and apply the proceeds of the sale: First, to the expense of advertising, selling and conveying, including a reasonable attorney's fee; Second, to the payment of any amounts that may have been expended, or that it may then be necessary to expend, in paying insurance, taxes, or other encumbrances, with interest thereon; Third, to the payment of said indebtedness in full, whether the same shall or



shall not have fully matured at the date of said sale, but no interest shall be collected beyond the day of sale; and Fourth, the balance, if any, to be turned over to the said Mortgagor and undersigned further agree

that said Mortgagee, agents or assigns may bid at said sale and purchase said property, if the highest bidder therefore; and undersigned further agree to pay a reasonable attorney's fee to said Mortgagee or assigns, for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fee to be a part of the debt hereby secured.

IN WITNESS WHEREOF the undersigned have hereunto set their signatures and seals, this 1<sup>st</sup> day of February, 2021.

Tiger Eye Investments, Inc., Inc.

By: Laura K. Turner (Seal)  
Laura K. Turner, its President

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Laura K. Turner, whose name as President of Tiger Eye Investments, Inc., is signed to the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, she in her capacity as such President and with full authority, executed the same on behalf of the said Company on the day the same bears date.

Given under my hand and seal this 1<sup>st</sup> day of February, 2021.

*Prepared by:*  
*Jeff W. Parmer*  
Law Office of Jeff W. Parmer, LLC  
2204 Lakeshore Drive  
Suite 125  
Birmingham, Alabama 35209  
PH: 205.871.1440  
FAX: 205.871.1441

*Jeff W. Parmer*  
Notary Public – Jeff W. Parmer

My Commission Expires: 9/13/2024

  
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06/25/2021 11:14:29 AM FILED/CERT



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/08/2021 08:08:17 AM  
\$253.75 CHERRY  
20210208000063490

*Allen S. Byrd*



20210625000309300 12/20 \$80.00  
Shelby Cnty Judge of Probate, AL  
06/25/2021 11:14:29 AM FILED/CERT

# EXHIBIT

“C”





Jennifer Elliott &lt;jennifer@maplesjacobs.com&gt;

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**Fw: Fwd: Scopes of Work**

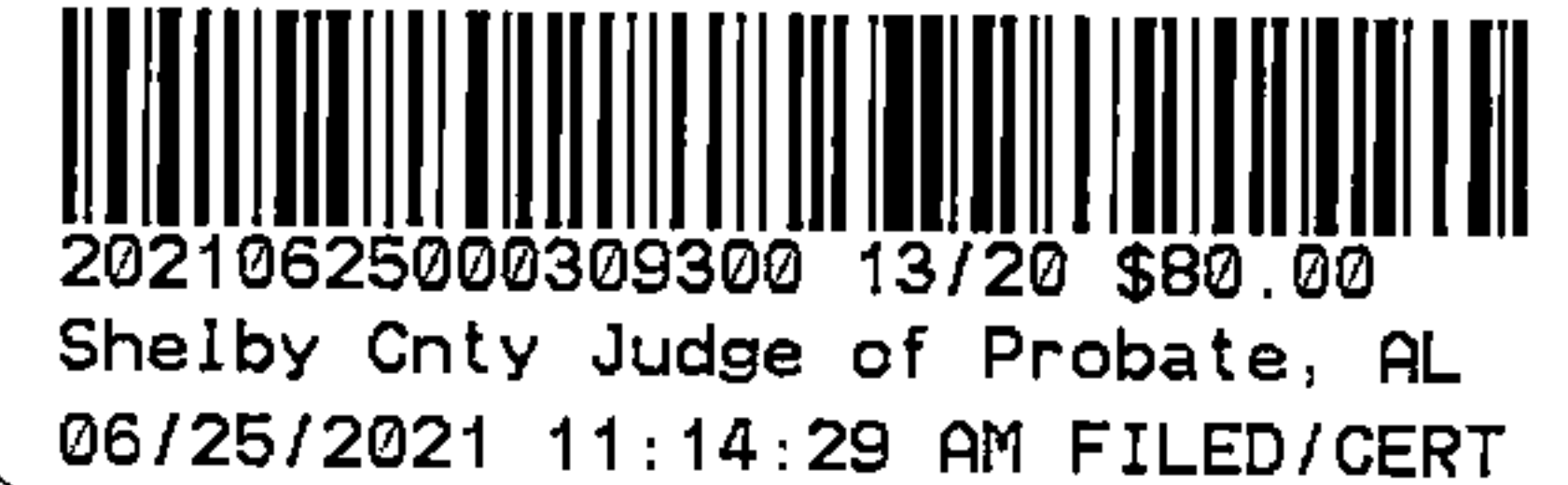
1 message

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**Jennifer Smith** <jsmith031985@yahoo.com>  
To: Jennifer <jennifer@maplesjacobs.com>

Tue, Jun 15, 2021 at 8:38 AM

Sent from Yahoo Mail for iPhone



Begin forwarded message:

On Tuesday, June 15, 2021, 8:25 AM, Michael Elliott &lt;michaelelliott5418@gmail.com&gt; wrote:

----- Forwarded message -----

From: **Laura K. Turner** <laura.turner@homevestors.com>

Date: Wed, Feb 10, 2021 at 2:18 PM

Subject: Scopes of Work

To: MichaelElliott5418@gmail.com &lt;MichaelElliott5418@gmail.com&gt;

Hi Michael,

See attached for the scopes of work for Pebble Lane and 512 10th Court. Let me k is if you have questions or if there's something we need to discuss.

Thanks,  
Laura

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**2 attachments** **Scope of Work - 512 10th Court.doc**  
80K **117 Pebble Lane Scope of Work.doc**  
79K

## SCOPE OF WORK EXHIBIT: 117 Pebble Lane

### **BA 1**

1. Install toilet
2. Install new shower pan
3. Install shower tile
4. Install new vanity
5. Install vanity lighting
6. Install mirror
7. Install faucet
8. Install new shower fixtures
9. Install accessories- tp holder, towel ring and towel bar
10. Install tile floor

### **Bathroom**

1. Install toilet
2. Install new tub
3. Install tile tub surround
4. Install tile floor
5. Install new vanity
6. Install vanity lighting
7. Install mirror
8. Install faucet
9. Install new shower fixtures
10. Install accessories- tp holder, towel ring and towel bar

### **ATTIC:**

1. Check insulation

### **ELECTRICAL**

1. Install recessed lighting throughout house *contractor to provide*
2. Install pendent lights over island in kitchen client to provide
3. Install vanity lights in (2) bathroom vanity areas. *client to provide*
4. Install new exhaust fans in bathtrooms *client to provide*
5. Verify all bathrooms and kitchen as required GFI outlets.
6. New switches, outlets and face plates every room- WHITE
7. Install smoke detectors
8. Install ceiling mounted light fixtures in (3) bedrooms, hallways, foyer, dining room

**NOTE: Client to provide all fixtures**

### **HVAC**

1. Install/repair existing duct work as needed
2. Inspect all duct work as well as returns

### **FLOORING**

Ceramic Tile- baths  
Laminate to be purchased/installed by client

### **PAINT**



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06/25/2021 11:14:29 AM FILED/CERT

## SCOPE OF WORK EXHIBIT: 117 Pebble Lane

Paint scheme: White trim, white ceilings, white closets, white doors  
To be provided by client

Product Code	Name	Finish	Location
SW 7029	Agreeable Gray	Super Paint - Satin	Walls
SW 7006	Extra White	Super Paint - flat	Ceiling
SW 7006	Extra White	Super Paint - Semi Gloss	Trim/molding

## SCOPE OF WORK EXHIBIT: 117 Pebble Lane

**Tiger Eye Investments, Inc.**  
4901 6<sup>th</sup> Ave., S  
Birmingham, AL 35222  
205-337-8045

**PROJECT ADDRESS: 117 Pebble Lane, Alabaster, AL 35007**

**JOB SUMMARY:** Single Family home, 1,135 sq/ft with 3 bedrooms and 1 baths. House built in 1935. On 0.14 Acres.

**Please Note:** We are looking for speed with efficiency, cleanliness of job site, and an overall professional finished product. The project is to be completed from the outside in. Quote should include all labor and materials including hauling and removal of unwanted and unused construction debris. **Lastly, before inspection of the property for final punch list the home should be prepped with a thorough cleaning of all windows and floors to the owner's satisfaction.**

**Obtain any  
and all  
permits  
needed to**

### **complete job.**

#### **EXTERIOR:**

##### **General**

1. Pressure wash exterior
2. Install new lock sets on all exterior doors
3. Repair/clean gutters
4. Paint gutters, eaves, soffits and metal window frames per paint scheme
5. Install new door bell
6. Paint/repair front porch concrete
7. Install new house numbers
8. Replace exterior lights
9. Replace wood siding in front
10. Replace deck in back
11. Clean roof

#### **Landscaping:**

1. Front yard clean all non-organic debris
2. Back yard clean all non-organic debris

#### **INTERIOR:**

##### **DEMO:**

1. Remove all kitchen cabinets
2. Remove all flooring
3. Remove-wall covering and window blinds
4. Remove toilets, tubs, tile and soffit over tub, vanities, and sinks from bathrooms
5. Remove vinyl wall cover from bathroom 1
6. Open wall between kitchen and dining area
7. Remove debris from attic/clean
8. Remove tile from window ledges





## SCOPE OF WORK EXHIBIT: 117 Pebble Lane

### GENERAL

1. Windows cleaned/reset as needed
2. Install can lights
3. Install ceiling fans
4. Bring electrical up to code
5. Install new outlets and light switches
6. Repair/replace drywall, to include ceilings, as needed
7. Paint according to scheme
8. Install fire/CO alarms
9. Replace/repair plumbing as needed
10. Sand and Repaint interior doors/install new hardware
11. Repair/replace HVAC ductwork as needed
12. Install blinds
13. Retexture ceilings

### Kitchen

1. Install backsplash- TBD
2. Install new stainless steel appliances
  - a) Refrigerator
  - b) Microwave
  - c) Dishwasher
  - d) Range
3. Install new cabinets, including new island area
4. Install new faucet - tbd
5. Install sink - tbd
6. Paint as per color scheme
7. Install (1) pendant light
8. Bring electrical up to code (GFI's)

### Utility Room

1. Install wash tub/sink
2. Install cabinets

### Living Room

1. Install ceiling fan
2. Clean/Paint fireplace brick per paint scheme
3. Sheet rock all walls patch & paint as per color scheme
4. Install new exterior door and hardware
5. Remove paneling from walls

### BR1

1. Install closet hardwar

### BR2

1. Install closet hardware

### Master Br

1. Install closet hardware



Jennifer Elliott &lt;jennifer@maplesjacobs.com&gt;

**Fw: Fwd: Pebble Lane Island**

1 message

**Jennifer Smith** <jsmith031985@yahoo.com>  
To: Jennifer <jennifer@maplesjacobs.com>

Tue, Jun 15, 2021 at 8:38 AM



20210625000309300 18/20 \$80.00  
Shelby Cnty Judge of Probate, AL  
06/25/2021 11:14:29 AM FILED/CERT

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Tuesday, June 15, 2021, 8:24 AM, Michael Elliott &lt;michaelelliott5418@gmail.com&gt; wrote:

----- Forwarded message -----

From: **Laura K. Turner** <laura.turner@homevestors.com>  
Date: Mon, Mar 29, 2021 at 2:59 PM  
Subject: Pebble Lane Island  
To: Michaelelliott5418@gmail.com <Michaelelliott5418@gmail.com>

Hi Michael,

Attached is the layout for the island at Pebble Lane. Below are links to the cook top and oven we are purchasing.

<https://www.homedepot.com/p/FRIGIDAIRE-GALLERY-30-in-Smooth-Electric-Induction-Cooktop-in-Black-with-4-Elements-FGIC3066TB/304288583>

<https://www.homedepot.com/p/Frigidaire-27-in-Single-Electric-Wall-Oven-Self-Cleaning-in-Stainless-Steel-FFEW2726TS/303262133>

Laura Turner

Owner

Tiger Eye Investments, Inc.

A HomeVestors Franchise

205-337-8045

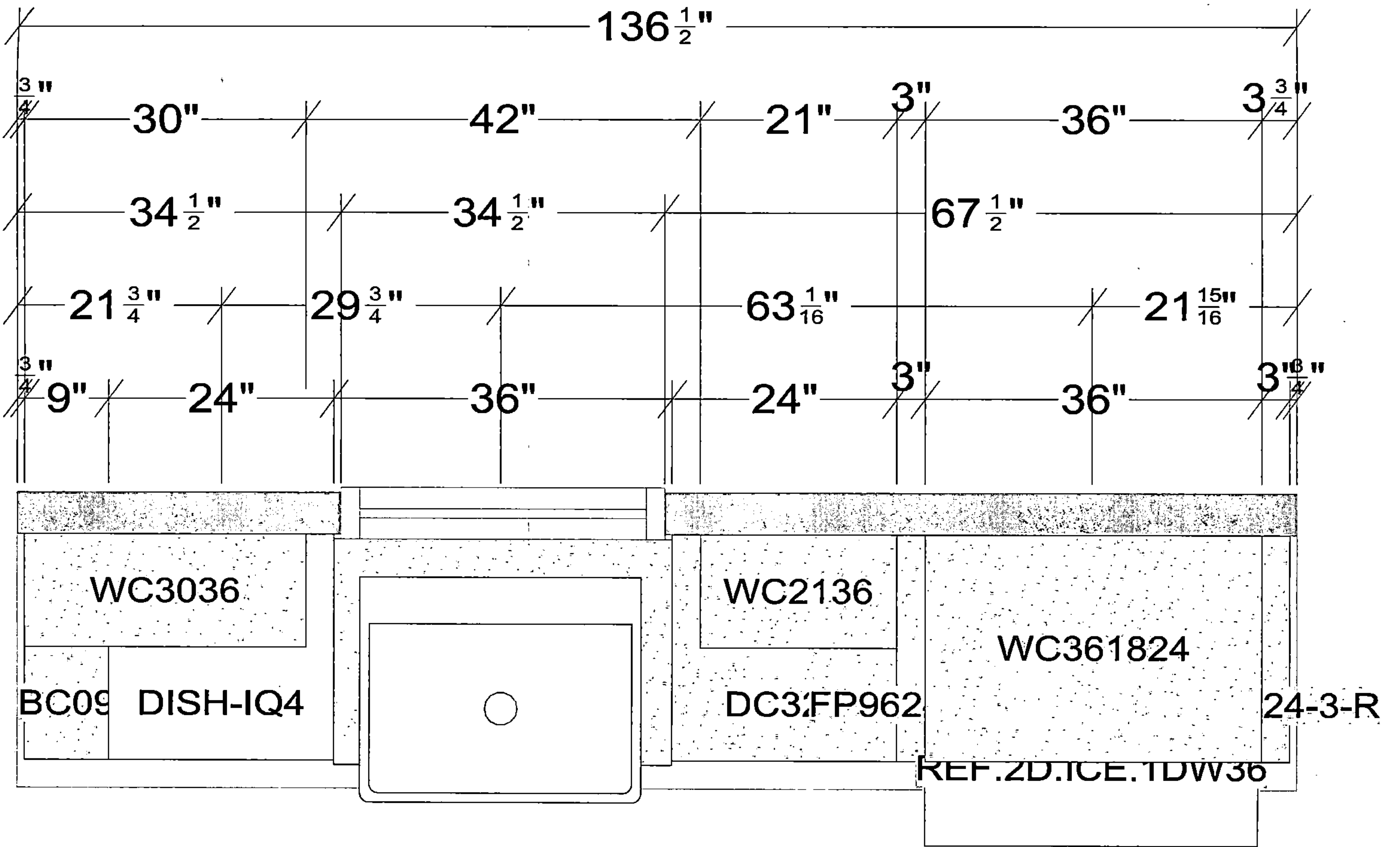
laura.turner@homevestors.com



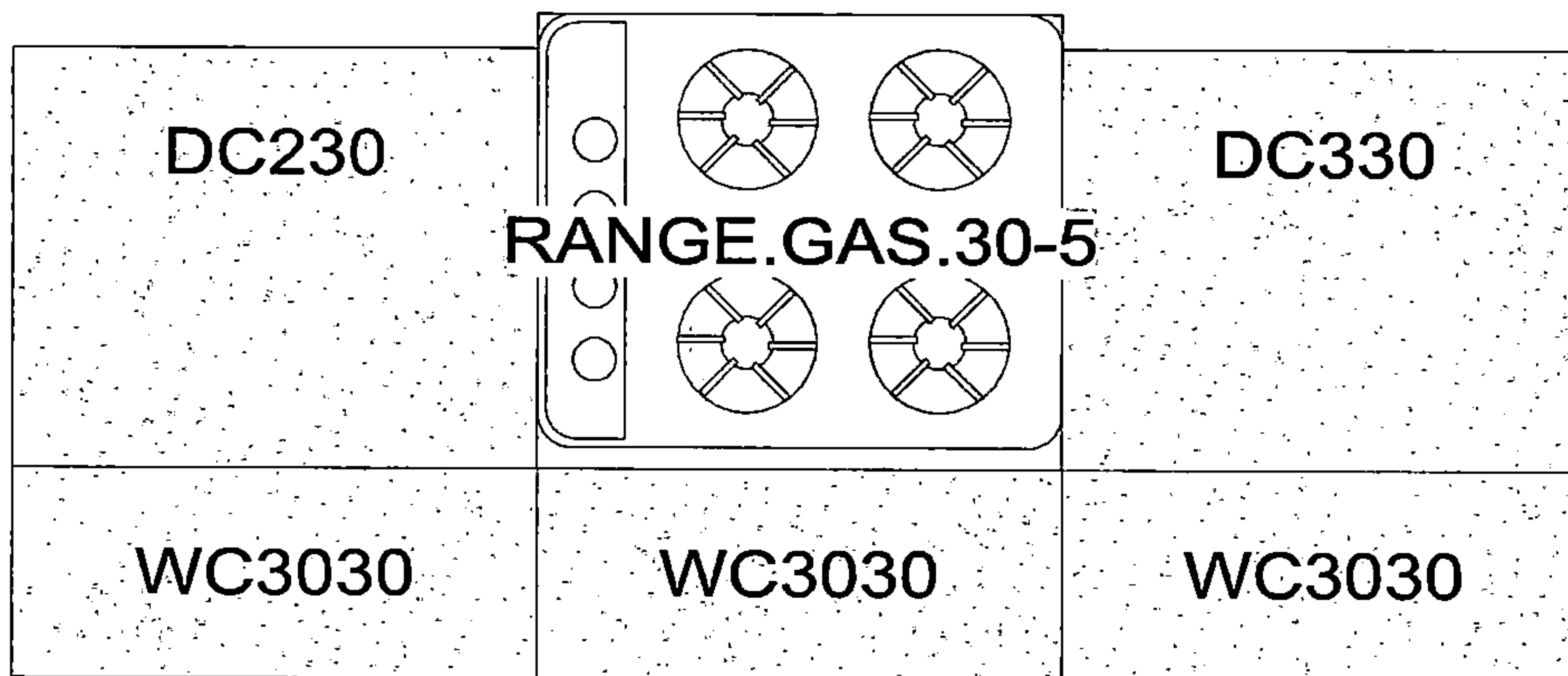
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lt0309l.pdf  
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All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.	2020	This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.	Designed: 3/9/2021 Printed: 3/29/2021	
			Laura Turner0309	All Drawing #: 1 No Scale.