



20210909000440040 1/1 \$22.00
Shelby Cnty Judge of Probate, AL
09/09/2021 12:44:29 PM FILED/CERT

LIEN CLAIM

State of Alabama
County of Jefferson

The Lienor stated herein and being duly sworn states that the following is true:

This claim of lien against the property of William Wayne Sellers is being filed because of his failure to adhere to the legal service contract as executed between Phillip Bahakel, lienor/Plaintiff, and William Wayne Sellers.

On November 4, 2011, the Circuit Court of Shelby County, Alabama entered an order granting a summary judgement in the amount of \$24,006.48, which included the initial debt plus reasonable attorney's fees and interest, against Defendant Sellers. Sellers avoided service on all collection efforts as the statutory time neared its end. On March 15, 2021, at the request of the Plaintiff, Phillip Bahakel, the Circuit Court of Shelby County entered an order reviving the judgment first entered on November 4, 2011, for a total of \$51,936.00, which includes interest accrued since November 4, 2011

This claim is being filed against the following described real property located in ~~Jefferson~~ ^{Shelby} ~~County~~ ^{County}. Property is owned by William Wayne Sellers, and is located at 425 Oak Glen Lane, Hoover, AL 35244. According to Jefferson County tax records, the property has a total market value of \$


Legal Description

Map Number: 105 160 000
Sub Division: Oak Glen 1st Sector

Map Book: 09 Page 104
Map Book: 00 Page: 000


Primary Lot: 51

Section 16 Township 19S
Lot D1MI 44.33 Lot D1M2 210.00

Range 02W

Phillip Bahakel
2166 Pelham Pkwy, Ste. 4
Pelham, AL 35124

State of Alabama
County of Shelby

The foregoing instrument was acknowledged before me this 9th day of Sept, 2021, by the lienor who is personally known to me and who has produced his Alabama Driver's License as identification, and who did take an oath.


Notary Public
My Commission Expires: March 7, 2023

