

# NOTICE OF ASSESSMENT LIEN

STONEBRIAR PHASE 2 PROPERTY OWNERS ASSOCIATION, INC. 20230306000060870  
File No.: 800173 – 8001509078 03/06/2023 09:52:15 AM  
LIEN 1/1

THE STATE OF ALABAMA §  
COUNTY OF SHELBY §

WHEREAS that certain Declaration of Covenants, Conditions and Restrictions for Stonebriar Phase 2 Property Owners Association, Inc. (hereinafter "Association"), recorded in the Probate Office of Shelby County, Alabama (hereinafter "Declaration") provides for a lien against the property located at 211 Briarfield Lane Calera, Alabama 35040 (hereinafter "Property") for the benefit of the Association to secure the payment of assessments levied against the Property for common expenses and fees.

WHEREAS the Declaration provides that the Association is vested with the power to assess, collect assessments, and enforce the lien retained against the Property.

WHEREAS according to the Association's records, WILLIAM TODD FANCHER AND AMANDA FANCHER, (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:


**LOT 44, ACCORDING TO THE SURVEY OF STONEBRIAR, PHASE 2, AS RECORDED IN MAP BOOK 52, PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

WHEREAS Owner is in default in the Owner's obligations to make payments for assessments and has failed, despite demand upon the Owner, to pay Association assessments, handling charges, and collection costs properly levied against the Property, in the amount as of 2/16/2023 equal to \$685.00, which amount may continue to increase.

NOW, THEREFORE, the Association, acting by and through a member of its Board of Directors, its duly authorized agent, and/or its attorney, does hereby file this Notice of Assessment Lien against the Property due to nonpayment of the amounts contained herein as of the date set forth above.


EXECUTED this 23 day of February, 2023.

Stonebriar Phase 2 Property Owners Association, Inc.

  
\_\_\_\_\_  
NAOMI ANDERSON  
SENIOR MANAGER, CLIENT ACCOUNTING  
ASSOCIA® ASSOCIA MCKAY MANAGEMENT  
MANAGING AGENT

THE STATE OF TEXAS §  
COUNTY OF DALLAS §

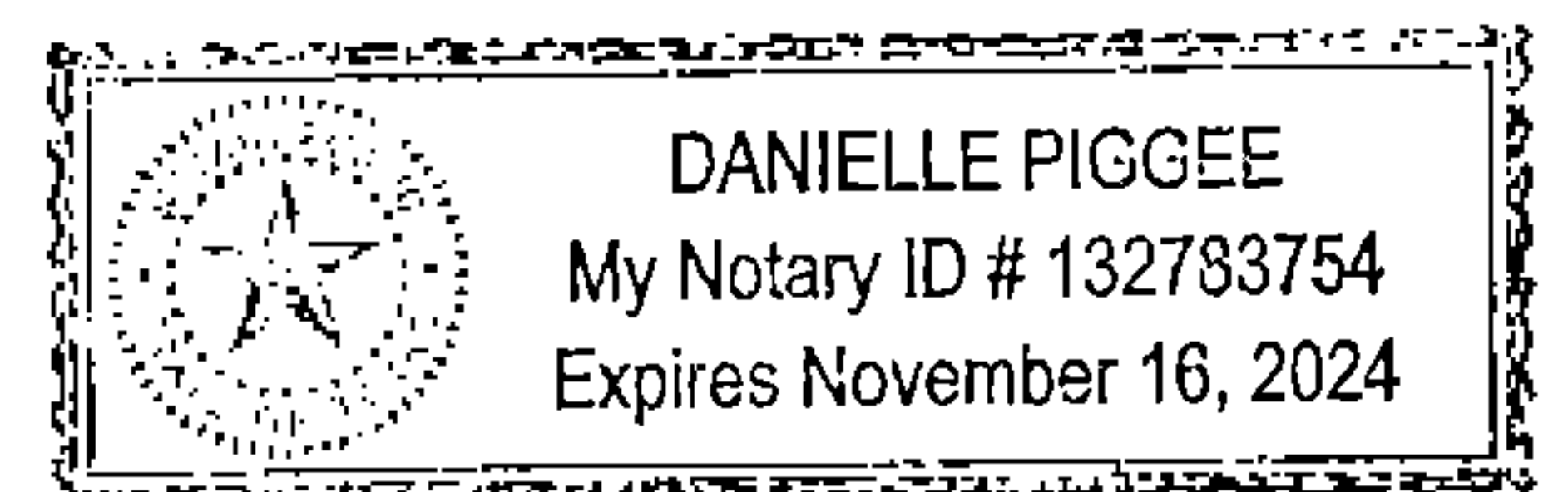
This instrument was acknowledged before me on this 23 day of February, 2023, by Naomi Anderson, Senior Manager, Client Accounting acting on behalf of Associa McKay Management, the duly authorized agent for Stonebriar Phase 2 Property Owners Association, Inc.

  
\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF TEXAS

WHEN RECORDED MAIL COPY TO:  
Associa Client Shared Services Center  
1225 Alma Road, Ste 100  
Richardson, Texas 75081



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/06/2023 09:52:15 AM  
\$22.00 BRITTANI  
20230306000060870



*Alvin S. Bayl*