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11/07/2023 08:37:05 AM
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NOTICE OF ASSESSMENT LIEN

SHELBY FARMS HOMEOWNERS ASSOCIATION
File No.: 800915 – 8001570324

THE STATE OF ALABAMA §
§
COUNTY OF SHELBY §

WHEREAS that certain Declaration of Covenants, Conditions and Restrictions for Shelby Farms Homeowners Association (hereinafter "Association"), recorded in the Probate Office of Shelby County, Alabama (hereinafter "Declaration") provides for a lien against the property located at **713 Shelby Farms Place Alabaster, Alabama 35007** (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, **ROSE CHOLEWINSKI AND NATHANIEL Z. CHOLEWINSKI, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:

LOT 28, ACCORDING TO THE FINAL PLAT OF SHELBY FARMS SUBDIVISION, AS RECORDED IN MAP BOOK 38, PAGE 149, 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 **10/31/2023** equal to $**953.00**, 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 1 day of November, 2023.

Shelby Farms Homeowners Association

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 1 day of November, 2023, by Naomi Anderson, Senior Manager, Client Accounting acting on behalf of Associa McKay Management , the duly authorized agent for Shelby Farms Homeowners Association.

NOTARY PUBLIC
STATE OF TEXAS

DANIELLE PIGGEE
My Notary ID # 132783754
Expires November 16, 2024

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
11/07/2023 08:37:05 AM
$22.00 PAYGE
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