

STATE OF ALABAMA     )  
SHELBY COUNTY         )



20240201000026710 1/4 \$34.00  
Shelby Cnty Judge of Probate, AL  
02/01/2024 03:26:27 PM FILED/CERT

**VERIFIED STATEMENT OF LIEN**

COMES NOW, Leap Service Partners, LLC d/b/a Drain Werks and files this statement in writing, verified by the oath of Duston Williams, Leap Service Partners, LLC d/b/a Drain Werks, who has personal knowledge of the facts set forth herein:

That Leap Service Partners, LLC d/b/a Drain Werks claims a lien upon the following property situated in Shelby County, Alabama to wit:

**Legal Description Attached hereto as Exhibit A**

**AND/OR**


**100 Inverness Apartments, 100 Inverness Landing, Birmingham, Alabama 35242**

**Instrument No.: 20210505000223550**

That said lien is claimed, separately and severally, as to the leasehold interest, land, buildings and improvements thereon.

That said lien is claimed to secure indebtedness owed by Asset Living, LLC, Registered Agent: Corporation Service Company Inc., 641 South Lawrence Street, Montgomery, Alabama 36104, Asset Living Southeast, LLC, Registered Agent: Corporation Service Company Inc., 641 South Lawrence Street, Montgomery, Alabama 36104, Asset Living Risk Management, LLC, Registered Agent: Corporation Service Company Inc., 641 South Lawrence Street, Montgomery, Alabama 36104 and/or Strategic Management Partners, LLC, Registered Agent: Registered Agent Solutions Inc., 2 North Jackson Street, Suite 605, Montgomery, Alabama 36104 in the amount of \$2,525.00, plus interest, applicable attorney's fees and costs. The sum of money is due and owing for labor, work, and materials provided by Leap Service Partners, LLC d/b/a Drain Werks at the request Asset Living, LLC, Asset Living Southeast, LLC, Asset Living Risk Management, LLC, and/or Strategic Management Partners, LLC. Said labor, work, and materials were used for the construction of buildings and improvements on the above-described real property.

The owner or proprietor of the above-described property is 100 Inverness DE Property LLC Registered Agent: Paracorp Incorporated, 2 North Jackson Street, Suite 605, Montgomery, Alabama 36104.

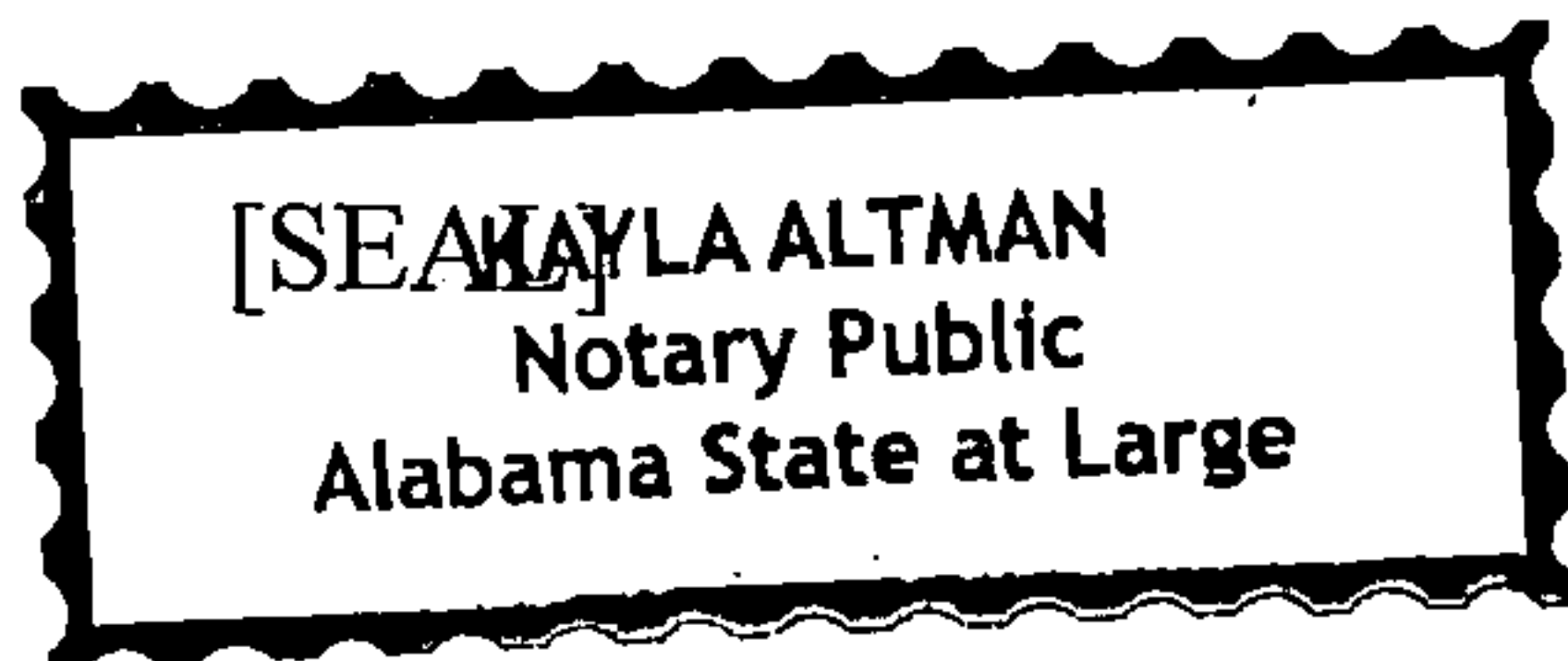
  
\_\_\_\_\_  
Duston Williams  
Leap Service Partners, LLC d/b/a Drain Werks

STATE OF ALABAMA )  
JEFFERSON COUNTY )

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DUSTON WILLIAMS**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, executed the same voluntarily on the day the same bears date.

Given under my hand, this 1<sup>st</sup> day of February, 2024.



*Kayla Altman*  
NOTARY PUBLIC

My Commission Expires: 7.27.27

Prepared By:  
Brooke Davis, Esq.  
Beckum Law  
3184 Cahaba Heights Rd  
Birmingham, AL 35243



## EXHIBIT A: LEGAL DESCRIPTION

All that land situated in the State of Alabama, County of Shelby, City of Birmingham and described as follows:

All that piece or parcel of land lying in Section 1, Township 19 South, Range 2 West in Shelby County, Alabama, on the Northwest side of Valleydale Road (County Road #17) and more particularly described as follows:

Commence at the Southwest corner of Section 1, Township 19 South, Range 2 West, and run North 00°44'20" West along the West line of said Section a distance of 736.29 feet to a point on the Northwest right of way line of Valleydale Road; thence running North 36°51'30" East and along the Northwest right of way line of Valleydale Road a distance of 461.00 feet to the point of beginning of a curve to the right having a central angle of 13°18'50" a radius of 1949.86 feet, and an arc of 453.09 feet; thence continuing along said arc a distance of 453.09 feet to a point; thence tangent to the last described curve and North 50°10'20" East a distance of 55.39 feet to the point of beginning of a curve to the left having a central angle of 14°56'50", a radius of 2824.79 feet and an arc of 736.93 feet; thence continuing along said arc a distance of 736.93 feet to a point; thence tangent to the last described curve and North 35°13'30" East a distance of 148.23 feet to a point on the Northwest right of way line of Valleydale Road and the point of beginning of the composite description of Phase I and II of Inverness Apartments; thence running with the Northwest margin of Valleydale Road (County Road 17) South 34°21'15" West for 27.01 feet to an iron bar found; thence leaving Valleydale Road and running with property of LaPetite Academy North 86°38'06" West for 255.49 feet (passed iron pin at 117.11 feet) to an iron pin; thence with property of Meobes and Haywood for two courses to-wit: North 26°16'07" East for 73.82 feet to an iron pin; thence North 43°17'54" West for 330.72 feet to an iron pin; thence running with property of Metropolitan Life Insurance Company along Fairway #14 and 13 for four (4) courses to-wit: North 07°41'55" East for 602.64 feet to an iron pin; thence North 03°22'27" West for 72.62 feet to an iron pin; thence North 26°07'37" West for 232.88 feet to an iron pin; thence North 02°03'53" East for 62.89 feet to a point in or near the water line of Lake Heather (AKA Inverness Lake); said property being the beginning of a traverse line of the 496 foot contour of Lake Heather which is the true boundary line; thence with the traverse line of the 496 foot contour for twenty-nine (29) courses to-wit:

North 20°03'23" East for 108.45 feet to a point; thence North 01°41'53" East for 71.25 feet to a point; thence North 80°14'23" East for 50.16 feet to a point; thence North 40°00'53" East for 36.03 feet to a point; thence North 45°02'37" West for 44.67 feet to a point; thence North 05°14'23" East for 128.67 feet to a point; thence North 22°52'53" East for 81.60 feet to a point; thence North 86°13'23" East for 71.18 feet to a point; thence South 37°59'07" East for 67.85 feet to a point; thence North 58°20'23" East for 164.45 feet to a point; thence North 44°46'23" East for 116.75 feet to a point; thence South 38°17'07" East for 56.17 feet to a point; thence South 12°17'07" East for 44.50 feet to a point; thence South 77°33'07" East for 158.75 feet to a point; thence North 61°18'53" East for 144.47 feet to a point; thence South 74°05'07" East for 79.17 feet to a point; thence South 22°58'37" East for 69.97 feet to a point; thence South 10°12'37" East for 100.14 feet to a point; thence South 46°01'07" East for 64.83 feet to a point; thence North 03°29'35" East for 5.68 feet to a point; thence South 87°06'00" East for 146.25 feet to a point; thence North 51°34'16" East for 94.14 feet to a point; thence

North 21°13'13" East for 171.10 feet to a point; thence North 66°55'18" East for 125.00 feet to a point; thence South 63°52'39" East for 115.83 feet to a point; thence North 09°41'42" West for 49.45 feet to a point; thence North 74°52'56" East for 23.20 feet to a point; thence North 51°09'29" West for 80.97 feet to a point; thence North 46°53'52"





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## EXHIBIT A: LEGAL DESCRIPTION CONTINUED

West for 11.43 feet to an iron pin; thence leaving 496 contour and running with property of Metropolitan Life Insurance Company due East (South 90°00'00" East) for 231.01 feet to an iron pin on the Northwestern margin of Valleydale Road (County Road 17); thence running with the Northwestern margin of Valleydale Road for three (3) courses to-wit: South 16°16'20" West for 69.40 feet to a point; thence a curve to the left with a chord bearing of South 25°46'21" West for 696.06 feet (R=2108.59 feet; L=699.26 feet) to a point; thence South 35°13'30" West for 1417.11 feet to the place and Point of Beginning.