



20240419000114630 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
04/19/2024 03:07:54 PM FILED/CERT

INSTRUMENT PREPARED BY AND
RECORDING REQUESTED BY:

William C. Hoffman, Esq.
Hoffman Law Offices, LLC
P.O. Box 381925
1900 Corporate Drive
Birmingham, AL. 35242

VERIFIED STATEMENT OF LIEN

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

COMES NOW Mancha Construction Partners, LLC("Mancha"), and files this its statement in writing, verified by the oath of **John Mancha**, who has personal knowledge of the facts set forth herein:

That Mancha claims a lien on the following property situated in Shelby County, Alabama, with an address of 318 Valley View Road, Indian Springs, AL, 35124 and is described as follows:

A parcel of land located in the Northwest 1/4 of Northeast 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

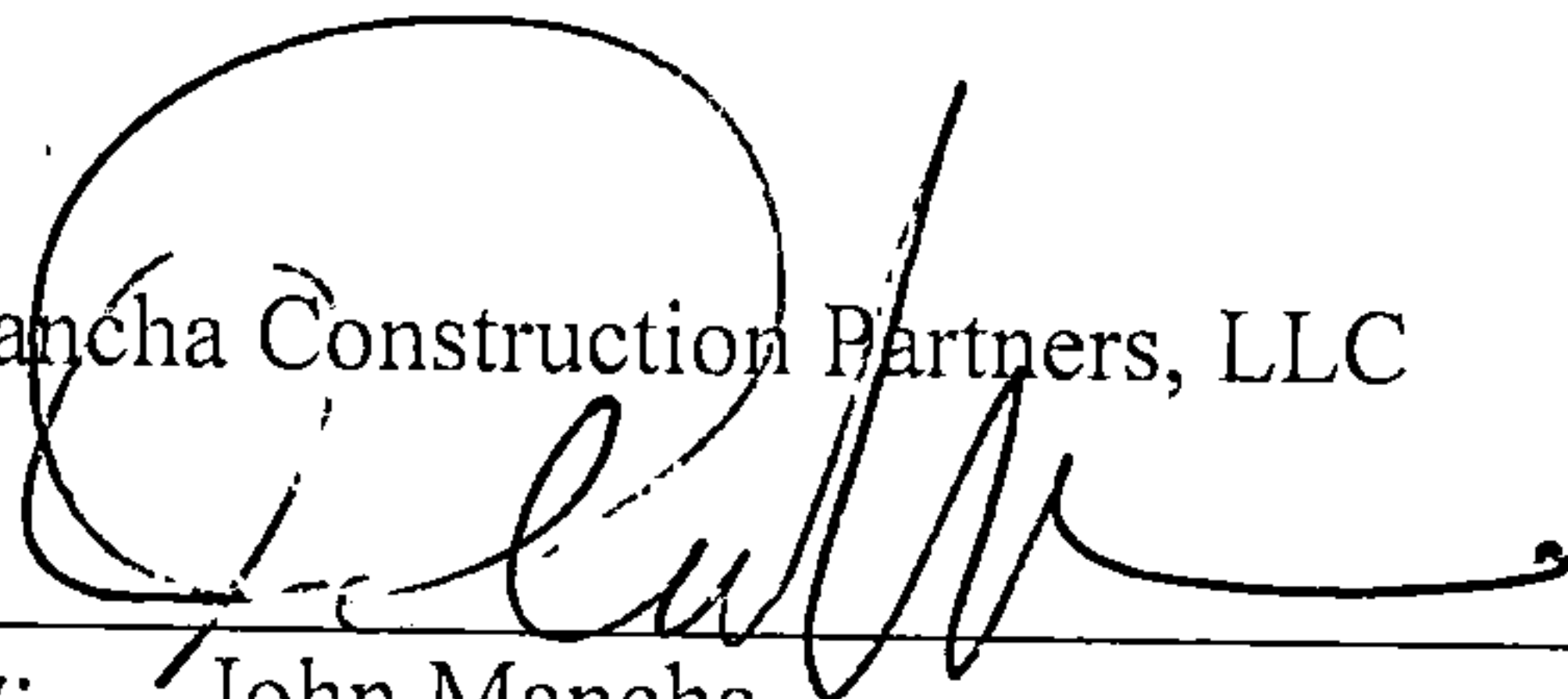
Begin at the Southwest corner of Lot 10 of Brookstone Subdivisions, as recorded in Map Book 4, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama, said point also being the Northeast corner of Lot 7 of said Subdivision, said point also being on the north line of said Section 28; thence in an Easterly direction, along the South lines of Lots 10, 12 and 14 of said Brookstone Subdivision and along part of the South line of Lot 20 of Section Two of Brookstone Subdivision, as recorded in Map Book 5, Page 14 in the office of the

Judge of Probate in Shelby County, Alabama, said line also being the North line of said Section 28, a distance of 840.73 feet to a point on the Southeast right-of-way of an Alabama Power Company Transmission Line right-of-way; thence 143 degrees 37 minutes 28 seconds right, in a Southwesterly direction along said right-of-way line, a distance of 247.22 feet; thence 67 degrees 26, minutes 03 seconds left, in a Southeasterly direction, a distance of 59.97 feet; thence 67 degrees 20 minutes 10 seconds right, in a Southwesterly direction, a distance of 614.09 feet; thence 67 degrees 21 minutes 35 seconds left, in a Southeasterly direction, a distance 102.64 feet to a point on the Northeast right-of-way line of Valley View Road, said point also being the beginning of a curve to the left, said curve having a radius of 160.6 feet and a central angle of 28 degrees 54 minutes; thence 180 degrees right, to a tangent of said curve; thence along arc of said curve, in a Northwesterly direction along said right-of-way line a distance of 81.01 feet to end of said curve, said point also being the Southeast corner of Lot 6 of said Brookstone Subdivision; thence 28 degrees 54 minutes right, measured from tangent of said curve, in a Northwesterly direction along the most Easterly line of said Lot 6 and Lot 7 of said Brookstone Subdivision, a distance of 617.68 feet to the Point of Beginning, being situated in Shelby County, Alabama

This lien is claimed, separately and severally, as to both the buildings and improvements thereon, and the said land to the extent of the entire lot or parcel which is contained within a city or town. If the said land is not within a city or town, this lien is claimed, separately and severally, as to the buildings and improvements located on the above-described real estate, plus one (1) acre of land surrounding and contiguous thereto.

That said lien is claimed to secure an indebtedness of \$183,905.87 plus interest, for labor, equipment and materials furnished to HBH Holding, LLC, which labor, equipment and materials were for use and were in fact so used in the above-described buildings, improvements, and land.

The name of the owners or proprietors of the said property is HBH Holding, LLC.

Mancha Construction Partners, LLC

By: John Mancha
Its: Member



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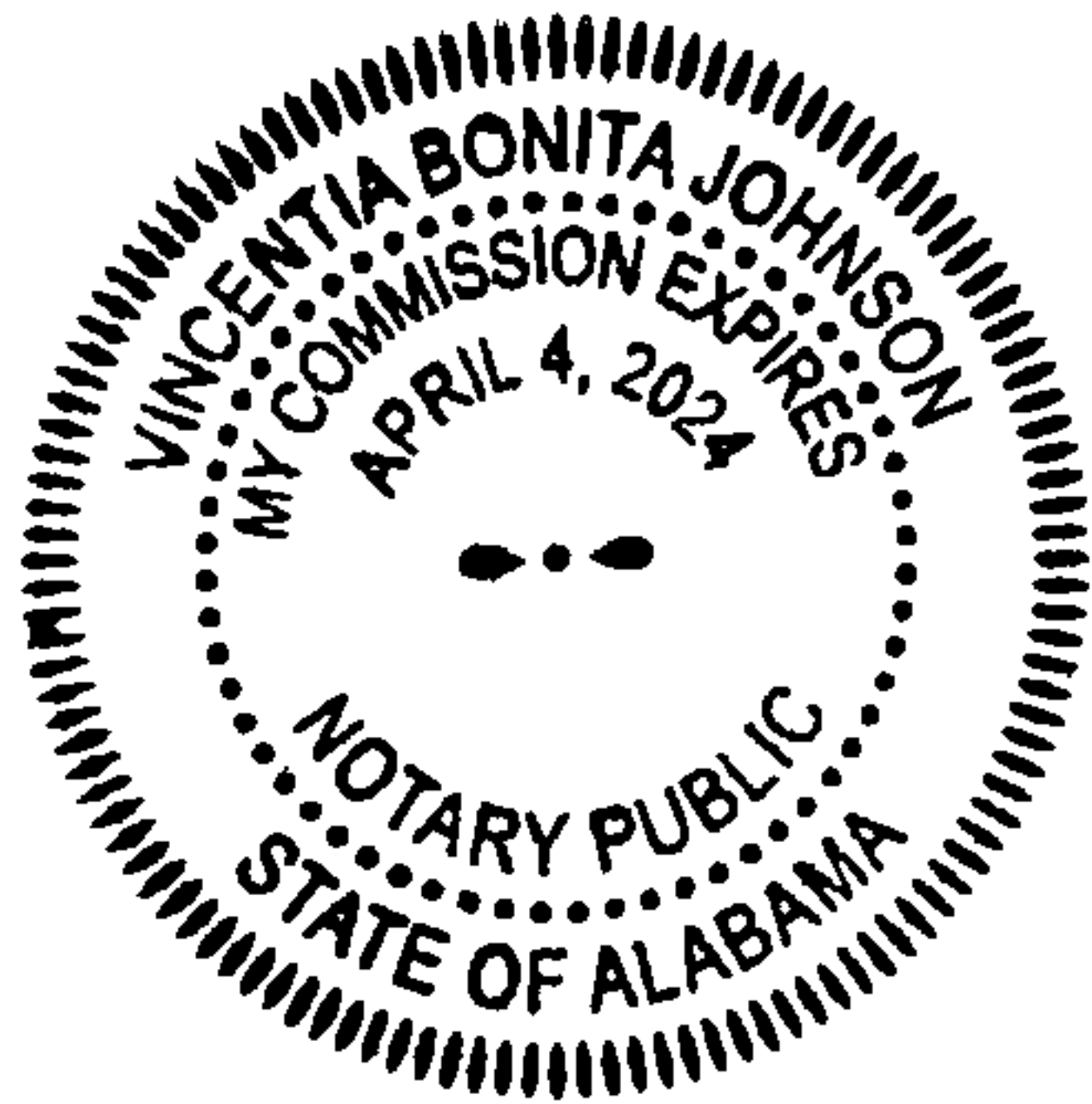
STATE OF ALABAMA

COUNTY OF SHELBY

Before the undersigned, a notary public in and for the County of Shelby, State of Alabama, personally appeared John Mancha, who being duly sworn, does depose and say that he has personal knowledge of the facts set forth in the foregoing Verified Statement of Lien and that the same are true and correct to the best of his knowledge and belief.

Subscribed and sworn to before me on this the 19th day of April, 2024.

[SEAL]



Vincentia Bonita Johnson
Notary Public

My Commission Expires: 4/4/28