20240613000176080 06/13/2024 08:10:05 AM LIEN 1/1

NOTICE OF ASSESSMENT LIEN

THE LAKES AT HIDDEN FOREST II File No.: 800925 – 8001596463

THE STATE OF ALABAMA COUNTY OF SHELBY

WHEREAS that certain Declaration of Covenants, Conditions and Restrictions for The Lakes at Hidden Forest II (hereinaster "Association"), recorded in the Probate Office of Shelby County, Alabama (hereinaster "Declaration") provides for a lien against the property located at 120 Dallas Lane Montevallo, Alabama 35115 (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, LARRY COLEMAN AND MARY COLEMAN, (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:

LOT 251, ACCORDING TO THE PLAT OF THE LAKES AT HIDDEN FOREST, PHASE II, AS RECORDED IN MAP BOOK 37, PAGE 122 A AND B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. EXCEPTING THEREFROM ALL INTERESTS IN AND TO ALL OIL, GAS AND OTHER MINERALS, IN ON AND/OR UNDER SAID PROPERTY AND ALL RIGHTS IN CONNECTION THEREWITH WHICH MAY HAVE BEEN GRANTED, RESERVED OR RELEASED TO OTHERS.

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 5/27/2024 equal to \$1,663.00, 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.

Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 06/13/2024 08:10:05 AM **\$22.00 PAYGE**

EXECUTED this 2 day of June

The Lakes at Hidden Forest II

NAOMI ANDERSON

SENIOR MANAGER, CLIENT ACCOUNTING ASSOCIA® ASSOCIA MCKAY MANAGEMENT

MANAGING AGENT

THE STATE OF TEXAS

20240613000176080

COUNTY OF DALLAS

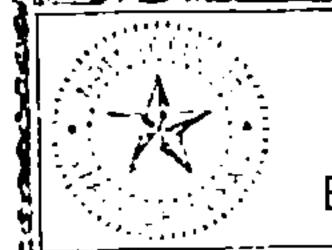
COUNTY OF DALLAS

Solve of this instrument was acknowledged before me on this day of the Senior Manager, Client Accounting acting on behalf of Associa McKay Management, the duly authorized agent for

The Lakes at Hidden Forest II.

NOTARY PUBLIC STATE OF TEXAS

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



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