



20240712000212250 1/1 \$22.00
Shelby Cnty Judge of Probate, AL
07/12/2024 10:06:23 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

VERIFIED STATEMENT OF LIEN

COMES NOW, the undersigned as Manager of **Mallard Landing Residential Association, Inc.** (the "Association"), and based on personal knowledge of the facts set forth herein says as follows:

That said Association claims a lien upon property owned by **Alma Y. Ortiz** situated in Shelby County, Alabama described as follows:

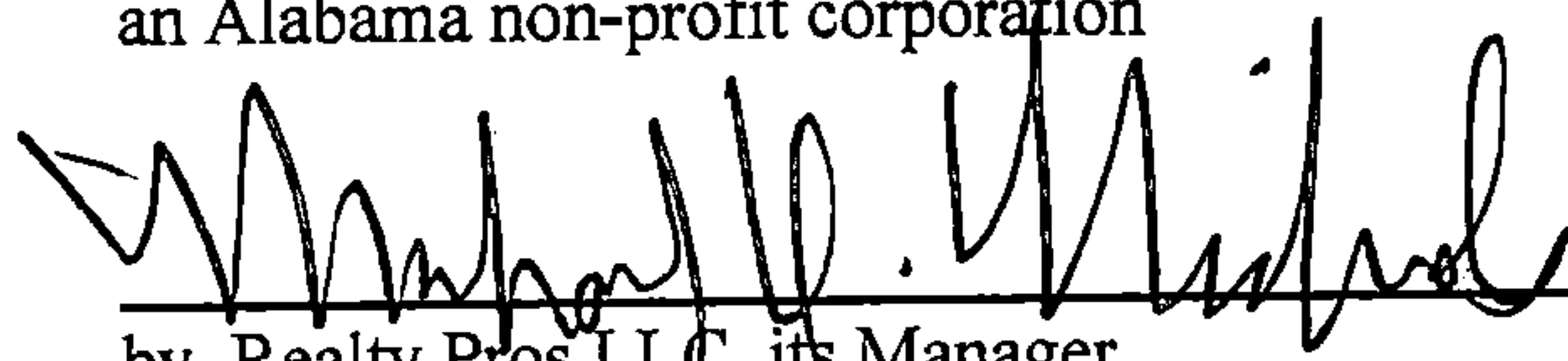
Lot 48, according to the Survey of Mallard Landing, Phase I as recorded in Map Book 51, Pages 64A, 64B, 64C, 64D, 64E, and 64F, in the Office of the Judge of Probate of Shelby County, Alabama.

The property address is 1037 Wood Duck Way; Alabaster, AL 35007

This lien is claimed separately and severally as to the residence and any improvements thereon, if any, and the said land.

The lien is pursuant to the Declaration of Covenants, Conditions and Restrictions for Mallard Landing (the "Declaration"), recorded in the Probate Office of Shelby County. The said lien is claimed to secure an indebtedness of **\$793.85** to the date hereof, which includes Association fees, interest, late charges and attorneys' fees, if any, for services rendered to or for the benefit of said real property. The lien is claimed for unpaid assessments, late charges and collection costs, if any, which accrue subsequently to the filing of this Verified Statement of Lien together with interest and attorneys' fees accrued thereon.

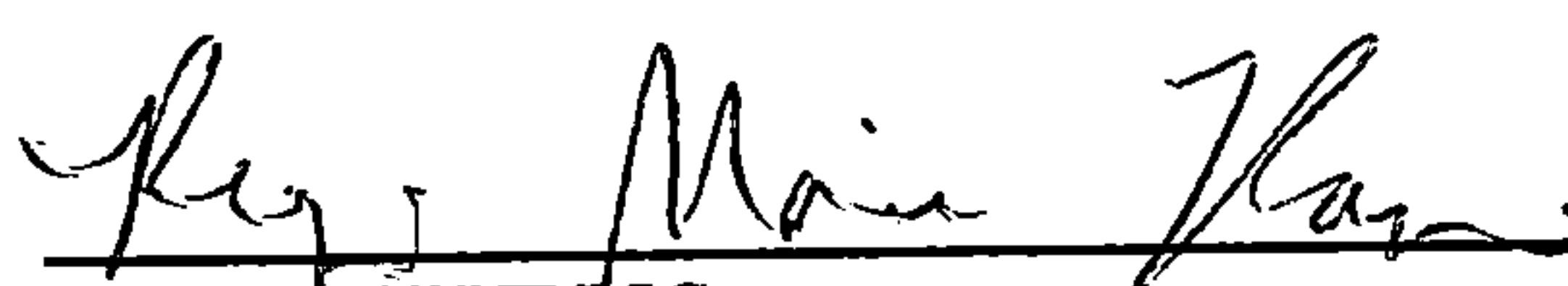
Mallard Landing Residential Association, Inc.
an Alabama non-profit corporation


by Realty Pros LLC, its Manager
by Michael D. Nichols, its Manager

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Michael D. Nichols, whose name is signed to the above instrument as Manager of Realty Pros LLC, Manager of Mallard Landing Residential Association, Inc., an Alabama non-profit corporation, and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said entities on the day that the same bears date.

Given under my hand and official seal this the 24th day of April, 2024.


NOTARY PUBLIC
My commission expires: 4-4-26

