



20240730000235200 1/4 \$31.00
Shelby Cnty Judge of Probate, AL
07/30/2024 01:13:52 PM FILED/CERT

Statement and Claim of Mechanic's Lien

State of Alabama.

County of Jefferson

Koty Ray files this statement in writing, verified by the oath of Koty Ray who has personal knowledge of the facts herein set forth:

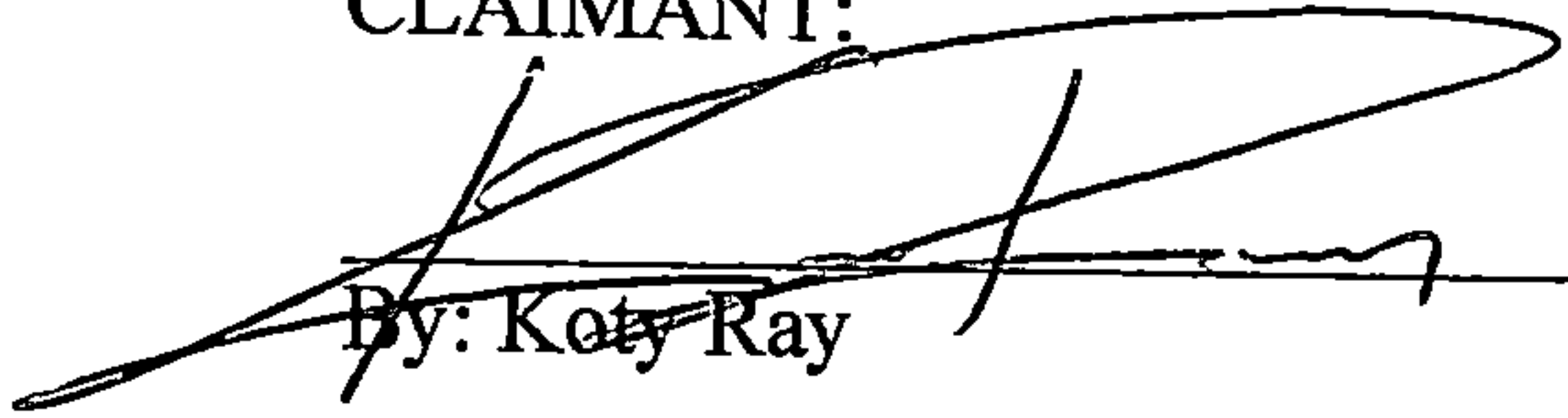
That said Koty Ray of 5309 Pine Lane, McCalla, Alabama, 35111 claims a lien upon the following property, situated in Jefferson County, Alabama, to wit: **Madison Place Apartments.**

850 Shoal Run Trail, Birmingham AL, 35242

This lien is claimed, separately and severally, as to both the buildings and improvements thereon, and the said land.

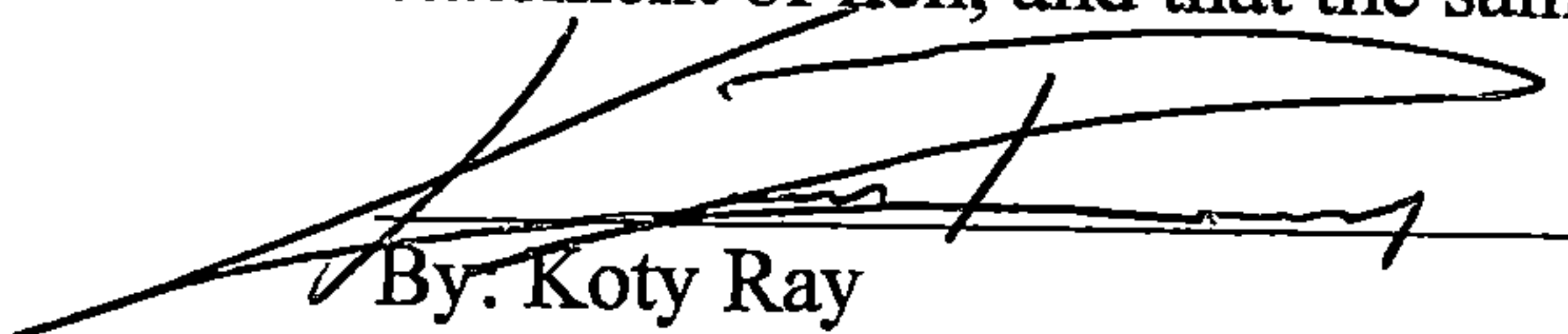
That said lien is claimed to secure an indebtedness of **\$28,145** with interest. from services. labor or materials provided December 01, 2021, through and including June 04, 2024.

CLAIMANT:


By: Koty Ray

Its: Business Manager of Badillo Construction

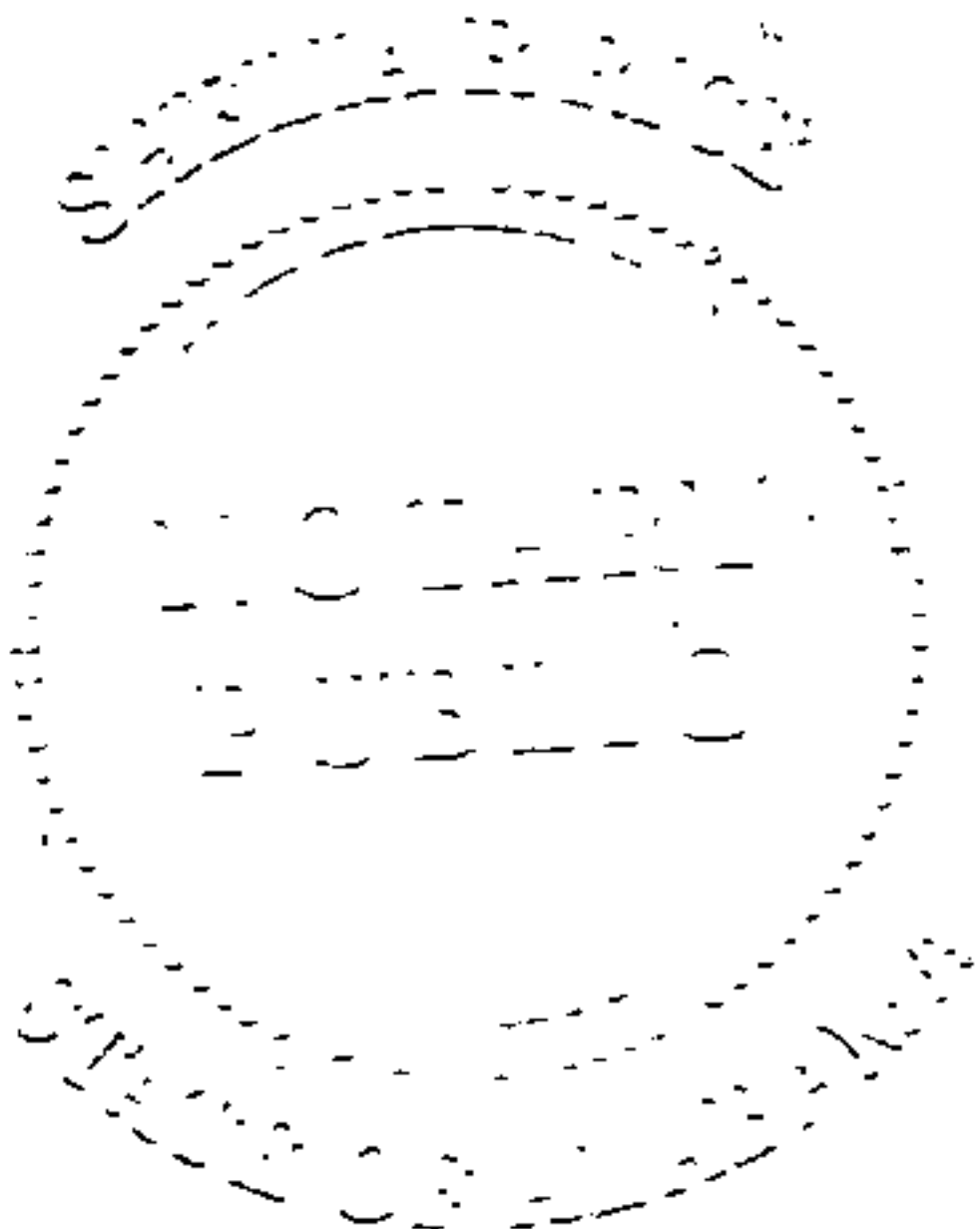
Before me, Shelia R. Rieu a notary public in and for the county of Jefferson, State of Alabama, personally appeared Koty Ray, Claimant, who being duly sworn, doth depose and say: That heor she has personal knowledge of the facts set forth in the foregoing statement of lien, and that the same are true and correct to the best of his knowledge and belief.

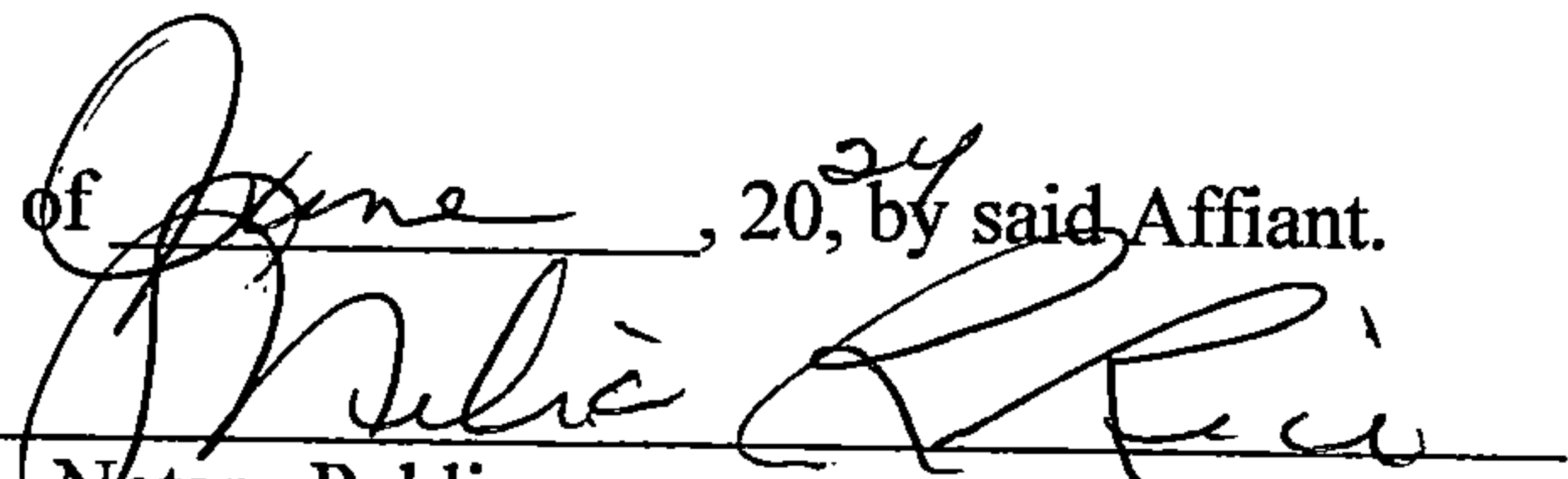

By: Koty Ray

Its: Business Manager of Badillo Construction

Subscribed and sworn before me on the 17 day of June, 20²⁴, by said Affiant.

Prepared by Koty Ray
309 Firebrick Way
Kimberly AL 35091




Notary Public
State of Alabama
My Commission Expires: 3/4/2028



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STATE OF ALABAMA)
COUNTY OF SHELBY)

20170407000119210
04/07/2017 03:36:08 PM
DEEDS 1/5

Send tax notices to:
Dasmens Residential, LLC
400 Rella Boulevard, Suite 212
Suffern, NY 10901

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED executed and delivered this 7th day of April, 2017, by TEG MADISON AT SHOAL RUN LLC, an Alabama limited liability company ("Grantor") to MADISON BAL LLC, a Delaware limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Twenty Three Million and No/100 Dollars (\$23,000,000.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents GRANT, BARGAIN, SELL AND CONVEY unto Grantee that certain real property situated in Shelby County, Alabama, the following described property which is described in Exhibit A attached hereto and made a part hereof (the "Property").

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to those matters set forth on Exhibit B attached hereto (the "Exceptions").

TO HAVE AND TO HOLD the said Property unto the Grantee, its successors and assigns forever.

The Grantor hereby covenants and agrees with the Grantee, and its successors and assigns, that the Grantor, and its successors and assigns, will warrant and defend the Property against the lawful claims of all persons (other than persons claiming under the Exceptions) claiming by, through, or under the Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code Section 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:
TEG MADISON AT SHOAL RUN LLC
382A Route 59, Suite 101
Airmont, New York, 10952

Grantee's Name and Mailing Address:
MADISON BAL LLC
c/o Dasmens Residential, LLC
400 Rella Boulevard, Suite 212, Suffern, NY 10901

Property Address: 850 Shoal Run Trail, Birmingham, Alabama 35242

Purchase Price: \$23,000,000.00

Mortgage Amount: \$18,280,000.00

The Purchase Price can be verified by the Closing Statement.

[Signature Page Follows]



20240730000235200 3/4 \$31.00
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EXHIBIT A

LEGAL DESCRIPTION

Lot 2, according to the Survey of Shoal Run, as recorded in Map Book 9, page 130, in the Probate Office of Shelby County, Alabama; together with rights in and to that certain ingress and egress easement dedicated by said map, being further described as:

The following is a legal description by metes and bounds of Lot 2 Shoal Run as recorded in Map Book 9, page 130, in the Office of the Judge of Probate in Shelby County, Alabama; thence begin at the Southeast corner of said Lot 2 and run in a Westerly direction along the South line of said Lot for a distance of 1333.86 feet; thence turn an angle to the right of $90^{\circ}48'30''$ and run in a Northerly direction along the West line of said Lot 2 for a distance of 826.10 feet to a point on the Southeasterly right of way line of Alabama Highway No. 119; thence turn an angle to the right of $22^{\circ}30'50''$ and run in a Northeasterly direction along said highway right of way line for a distance of 289.49 feet; thence turn an angle to the right of $90^{\circ}00'00''$ and run in a Southeasterly direction for a distance of 34.13 feet to the point of beginning of a curve to the right, said curve having a central angle of $21^{\circ}56'00''$ and a radius of 430.00 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 164.61 feet to the point of tangent; thence run in a Southeasterly direction along said tangent for a distance of 69.46 feet to the point of beginning of a curve to the left, said curve having a central angle of $16^{\circ}20'00''$ and a radius of 557.46 feet; thence run in a Southeasterly direction along arc of said curve for a distance of 158.92 feet to the point of beginning of a curve to the left, having a central angle of $32^{\circ}50'00''$ and a radius of 319.72 feet; thence run in a Southeasterly direction along arc of said curve for a distance of 182.19 feet to the point of tangent; thence run in a Southeasterly direction along said tangent for a distance of 137.26 feet to the point of beginning of a curve to the right, said curve having a central angle of $39^{\circ}51'00''$ and a radius of 375.00 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 260.82 feet to the point of tangent; thence run in a Southeasterly direction along said tangent for a distance of 74.69 feet to the point of beginning of a curve to the right, said curve having a central angle of $02^{\circ}39'20''$ and a radius of 2157.20 feet; thence run in a Southeasterly direction along arc of said curve for a distance of 99.98 feet to the point of tangent; thence run in a Southeasterly direction along said tangent for a distance of 224.22 feet; thence turn an angle to the right of $52^{\circ}15'30''$ and run in a Southerly direction for a distance of 496.96 feet to the point of beginning.



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Mr Badillo Construction Paint & Cleaning
5309 Pine Lane
McCalla Alabama 35111
U.S.A

To
Madison Place Apartments
(280)
850 Shoal Run Trail
Birmingham
35242 Alabama
U.S.A

Statement of Accounts

01 Jun 2024 To 30 Jun 2024

Account Summary

Opening Balance	\$ 28,145.00
Invoiced Amount	\$ 0.00
Amount Received	\$ 0.00
Balance Due	\$ 28,145.00

Date	Transactions	Details	Amount	Payments	Balance
01 Jun 2024	***Opening	Balance***	28,145.00		28,145.00
			Balance Due		\$ 28,145.00