

RECORD AND RETURN TO:
Schwartz Vays
7215 NE 4th Ave #101
Miami, FL 33138

20240731000236230
07/31/2024 09:07:42 AM
LIEN 1/2

CLAIM OF LIEN

BEFORE ME, the undersigned notary public, personally appeared, Tyra Smith, who was duly sworn and says that he/she is the authorized agent of the Lienor, Savannah Pointe Residential Association Inc., a Alabama not for profit corporation (the “Association”), and that in accordance with Alabama Statutes and the Association’s Declaration, together with all subsequent supplements and amendments thereto (collectively, the “Covenants”), and the articles of incorporation and bylaws of the Association, said Association is owed the following amounts for shares of the common expenses:

Assessments:	\$3,210.01
Interest:	\$413.58
Late Fees:	\$0.00
Collection Cost and Attorneys fees:	\$650.00
<u>Other Charges</u>	<u>\$275.00</u>
TOTAL:	\$4,548.59

plus, interest at the rate of 8 % per annum from the date due until paid. This claim of Lien shall also secure all unpaid assessments, interest, late fees, collection costs and attorney’s fees subsequent to the date of this Claim of Lien.

The Lienor claims this lien on the following described property Shelby County, Alabama:

Property Address: 947 SAVANNAH LANE #U371 Calera, AL 35040
APN #: 22-9-31-1-004-062.000
T.S. No: HJPG-NPJ3

Legal Description: THE FOLLOWING DESCRIBED REAL ESTATE, LYING AND BEING IN THE COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT:

LOT 22, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR II, PHASE IV, AS RECORDED IN MAP BOOK 29, PAGE 45, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

The record owner(s) of the Subject Property is/are KELLI R. COLEMAN.

Date: 7/26/2024

Witness 1:

Vanessa Diaz

Print Name:

Vanessa Diaz

Witness 2:

[Signature]

Print Name:

REYNALDO SOTO

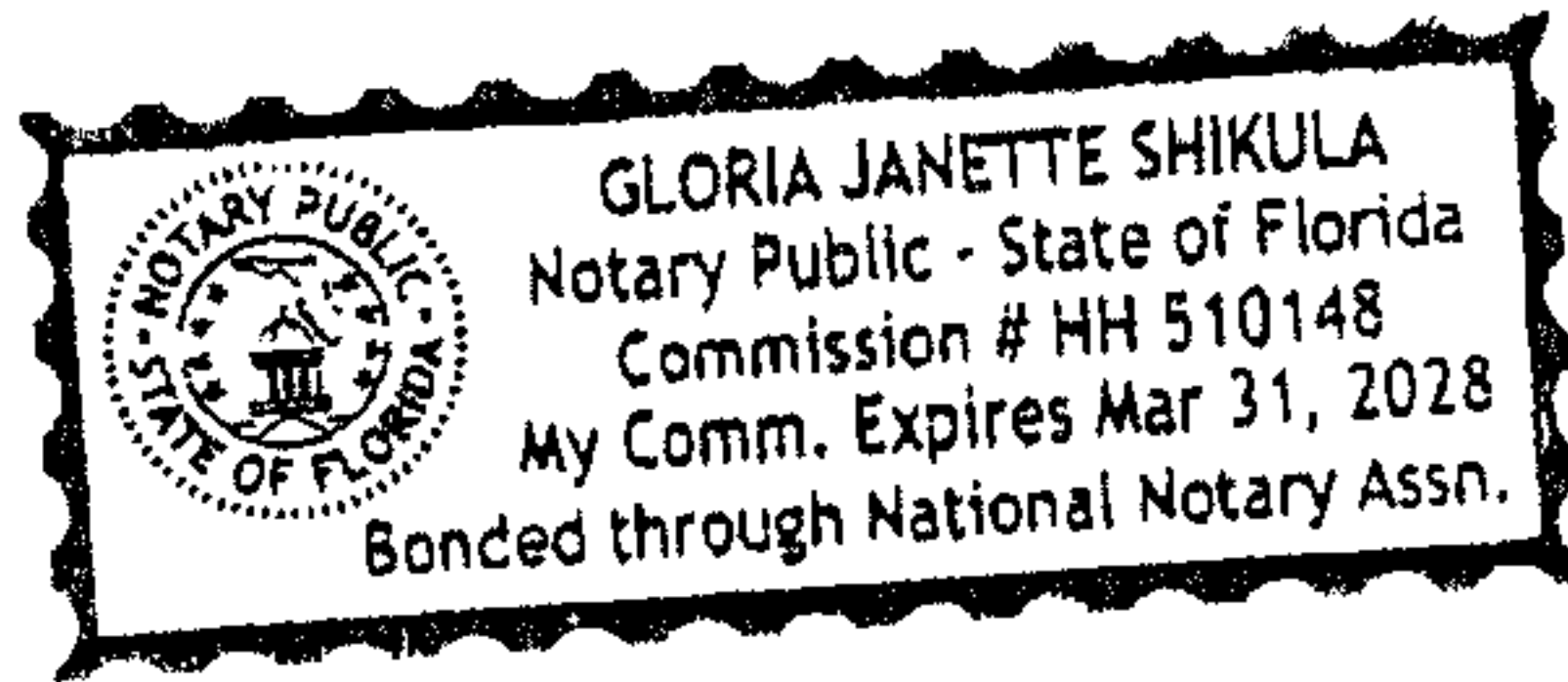
State of Florida
County of Miami-Dade


Savannah Pointe Residential Association Inc.

By:

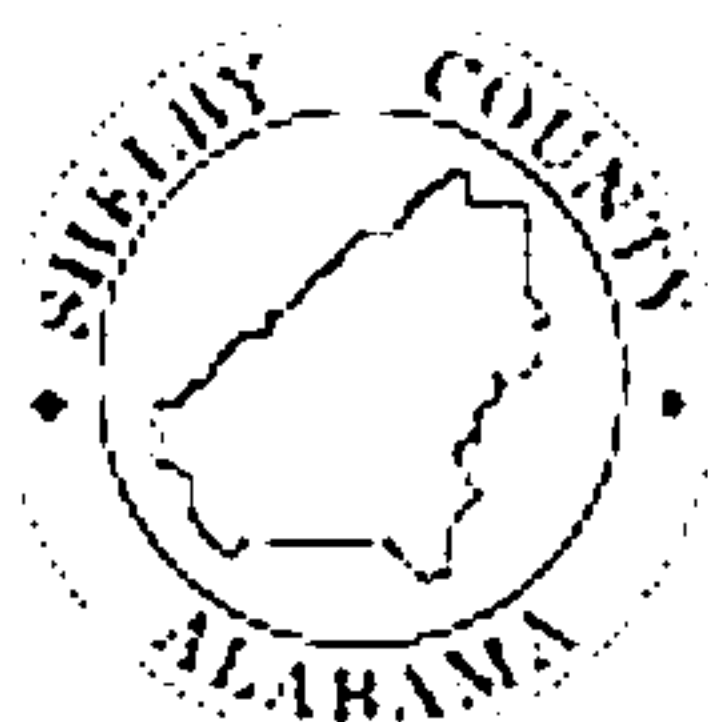
[Signature]
Tyra Smith, Authorized Agent of
Savannah Pointe Residential Association Inc.

The foregoing instrument was acknowledged before me on this 29 day of JULY, 2024 by Tyra Smith, Authorized Agent of Savannah Pointe Residential Association Inc., who [] produced _____ as identification or [☒] is personally known to me and who did take an oath that the matters contained herein are true and correct.





Notary Public, State of Florida at Large



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/31/2024 09:07:42 AM
\$25.00 BRITTANI
20240731000236230

