

STATE OF ALABAMA § Prepared by: Craig A. Bernstein
 § 3500 Maple Ave., Suite 1220
COUNTY OF SHELBY § Dallas, Texas 75219

VERIFIED STATEMENT OF LIEN

BEFORE ME, the undersigned authority, personally appeared Craig A. Bernstein, who upon his oath, deposed and stated:

“My name is Craig A. Bernstein. I am the attorney for Surface Works, Inc. d/b/a Surface Connection, hereinafter referred to as ‘Claimant’. I am duly qualified and competent to make this Affidavit. I am acting as the authorized representative and agent on behalf of Claimant and have been authorized by Claimant to sign this Affidavit on its behalf. Additionally, Claimant provided me with the delinquent statement and invoices, which were prepared in the regular course of Claimant’s business, prior to the time I signed this Affidavit.

“Pursuant to contract(s) between Claimant and 100 Inverness De Property LLC d/b/a 100 Inverness Apartments (‘De’), Claimant sold and furnished resurfacing and makeready goods and services to the real property described herein.

“The owner, or reputed owner, of the property described herein is De, who is located at 1418 Santa Fe Trail, Irving, Texas 75063.

“The real property(ies) sought to be charged with such lien is commonly known as the 100 Inverness Apartments, located at 5236 Valleydale Road, Birmingham, Alabama 35242 and 1111 Inverness Lane, Birmingham, Alabama 35242 and legally described as follows:

FIRST PHASE APARTMENTS AT INVERNESS UNRECORDED SURVEY
ASSURVEYED BY THOMAS H GACHET AC 17.443 S1 T19S R2W DB304 PG756
4/77 RB272 P262 12/15/89
And
PHASE II APARTMENTS AT INVERNESS AS SURVEYED BY JOHN C GUSTIN III
UNRECORDED SURVEY

In the City of Birmingham, Shelby County, Alabama (the ‘Property’).

“Such goods and services may be generally described as follows:

On several occasions from on or about May 15, 2024, to on or about June 13, 2024, Claimant sold and furnished resurfacing and makeready goods and services to the Property.

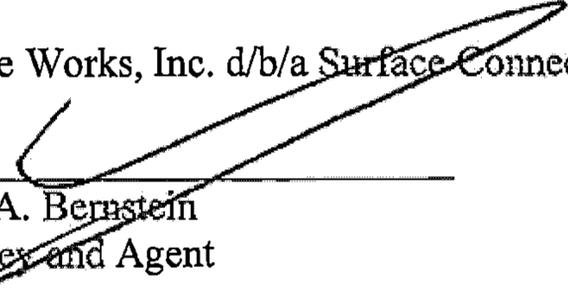
“Claimant is an Original Contractor for which a full balance mechanic’s lien is claimed. After allowing all just credits, offsets, and payments, the amount of \$3,986.00 remains unpaid and is due and owing under said contract(s). Claimant asserts a lien on said improvements and premises to secure the payment of the above amount.

“Claimant sent notice of its claim to De on September 6, 2024, by certified mail, return receipt requested.

“Claimant’s address is 2175 Manana Drive, Dallas, Texas 75220.

“Further Affiant Sayeth Not.

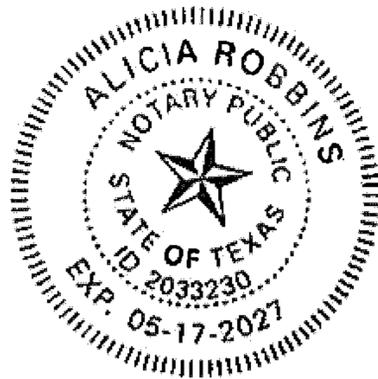
Surface Works, Inc. d/b/a Surface Connection

By: 
Craig A. Bernstein
Attorney and Agent

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Craig A. Bernstein, Attorney and authorized agent for Surface Works, Inc. d/b/a Surface Connection., known to me to be the person whose name is subscribed to the following instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

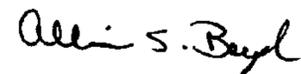
Given under my hand and official seal of office this 6th day of September 2024.




Notary Public in and for the State of Texas
My Commission Expires: 5/17/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/06/2024 01:57:14 PM
\$25.00 BRITTANI
20240906000278160



VERIFIED STATEMENT OF LIEN