

STATE OF ALABAMA
COUNTY OF SHELBY

20240926000299640 1/1 \$22.00
Shelby Cnty Judge of Probate, AL
09/26/2024 01:57:17 PM FILED/CERT

VERIFIED STATEMENT OF LIEN CLAIM

WYNLAKE PROPERTY OWNERS-ASSOCIATION, INC. files this statement in writing, verified by the oath of Sheila Pyle, who has personal knowledge of the facts set forth herein:

1. That the said WYNLAKE PROPERTY OWNERS ASSOCIATION, INC. claims a lien upon the following property, situated in Shelby County, Alabama, to wit:

LOT 254, AS SHOWN ON THE AMENDED PLAT OF PHASE 5 OF THE WYNLAKE SUBDIVISION AS RECORDED AT MAP BOOK 40, PAGE 125, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

This property is also known as 1361 North Wynlake Dr., Alabaster, AL 35007. This lien is claimed, separately and severally, as to the above identified property, improvements thereon, and as to the said land.

2. That the said lien is claimed to secure an indebtedness of \$1,497.00, comprised of \$395.00 in assessments, \$570.00 in violation fines, \$200.00 in late charges, \$300.00 in attorneys' fees, and \$32.00 in costs, plus continuing assessments, interest, late fees, and attorney's fees until paid in full.
3. That said indebtedness is for unpaid assessments as set forth in the Declaration of Covenants, Easements and Restrictions for Wynlake Subdivision Sector V, as the same appears at Document 20210701000320990, in the Office of the Judge of Probate of Shelby County, Alabama.
4. That the property is owned by Laura L. Forbes.

IN WITNESS WHEREOF, WYNLAKE PROPERTY OWNERS ASSOCIATION, INC., has caused these presents to be executed this the 19 day of September, 2024.

WYNLAKE PROPERTY OWNERS ASSOCIATION, INC.

By: Sheila Pyle
Sheila Pyle
Its: Managing Agent

STATE OF ALABAMA
COUNTY OF MADISON

Before me, a Notary Public in and for said county and state, personally appeared Sheila Pyle, who being first duly sworn, doth depose and say that 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 her knowledge and belief.

Sworn and subscribed to before me this 19th day of September, 2024.

Candice Clark
Notary Public

My Commission Expires: 12/10/2024

This instrument prepared by:
Adam C. Dauro
Heard Ary & Dauro, LLC
303 Williams Ave., Ste 921
Huntsville, Alabama 35801

