

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

This instrument prepared by:  
John C. Barnes, Esq.  
100 Brook Drive, Suite D  
Helena, AL 35080

**LIEN FOR ASSESSMENTS**

**BALLANTRAE RESIDENTIAL ASSOCIATION, INC.** files this statement in writing, verified by the oath of John C. Barnes as Attorney for BALLANTRAE RESIDENTIAL ASSOCIATION, INC, who has personal knowledge of the facts herein set forth:

That said BALLANTRAE RESIDENTIAL ASSOCIATION, INC. claims a lien on the following property situated in Shelby County, Alabama, to-wit:

Lot 1508, according to the Final Plat of Kenniston at Ballantrae, as recorded in Map Book 38, Page 25, in the Probate Office of Shelby County, Alabama.

That said lien is claimed to secure an indebtedness of **\$10,356.99**, through the 24<sup>th</sup> day of October 2024, for delinquent homeowners' association assessments owed to BALLANTRAE RESIDENTIAL ASSOCIATION, INC. levied on the above-property by BALLANTRAE RESIDENTIAL ASSOCIATION, INC.

The name of the owner(s) of the said property is **Ricky Faulkner and Phyllis Faulkner (Joint Survivorship)(Fee); and State of Alabama Department of Revenue (Sheriff's Deed)**. The address of the aforementioned property is **213 Kenniston Dale, Pelham, AL 35124**.

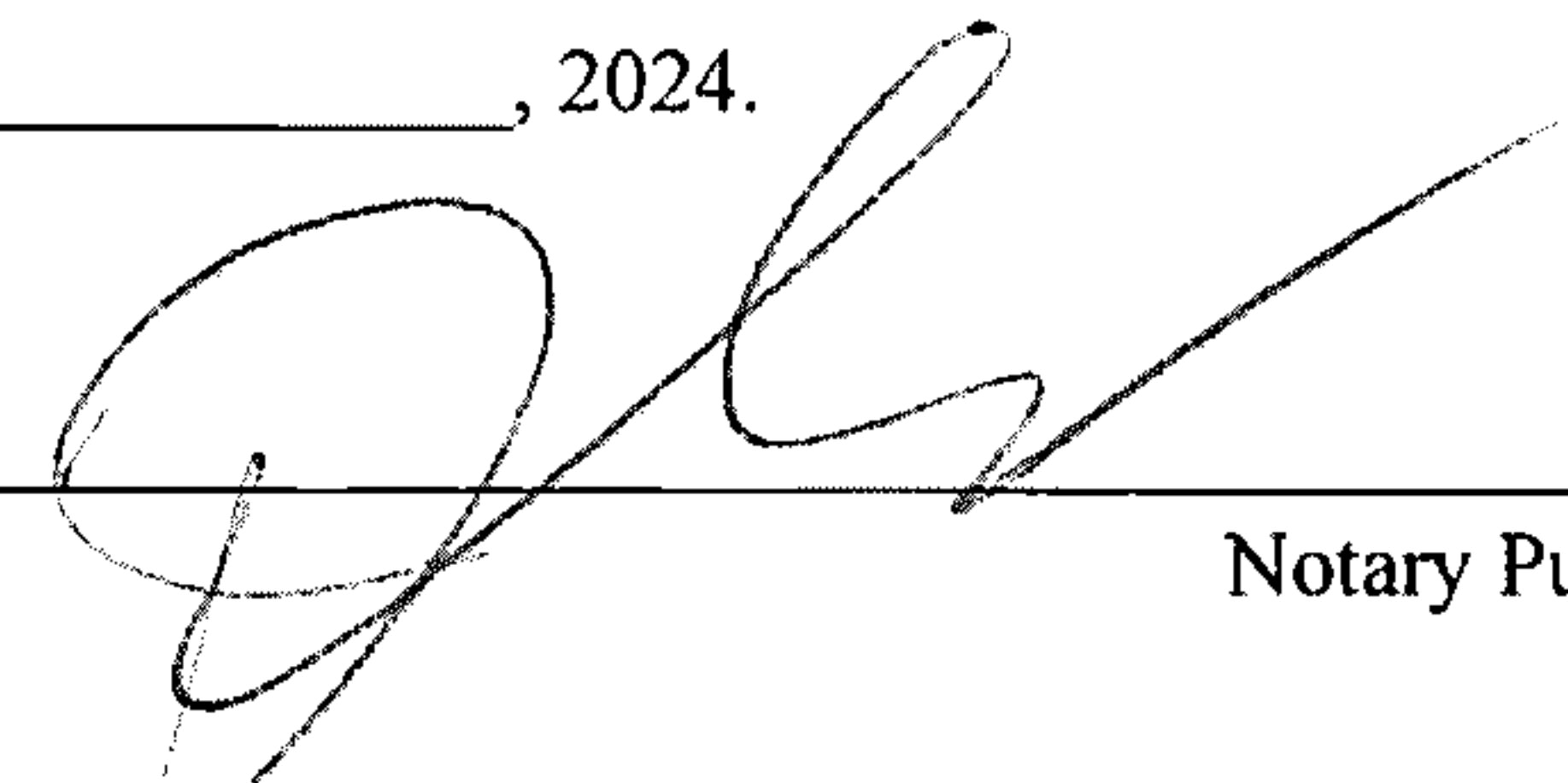
BALLANTRAE RESIDENTIAL ASSOCIATION, INC.

By:   
Its: Attorney

STATE OF ALABAMA           )  
SHELBY COUNTY             )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John C. Barnes, as Attorney of BALLANTRAE RESIDENTIAL ASSOCIATION, INC., whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, in his capacity as Attorney of BALLANTRAE RESIDENTIAL ASSOCIATION, INC., executed the same voluntarily on the day the same bears date.

Given under my hand this the 24 day of October, 2024.

  
Notary Public

John M. Alford  
Notary Public, Alabama State At Large  
My Commission Expires March 28, 2026



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/24/2024 11:42:27 AM  
\$22.00 JOANN  
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Allen S. Bayl