

Prepared By:
Associa Client Shared Service Center
1225 Alma Road Ste 100
Richardson, TX 75081

NOTICE OF ASSESSMENT LIEN

LAKE WILBORN RESIDENTIAL ASSOCIATION, INC.
File No.: 800042 – 8001-4865-02

THE STATE OF ALABAMA §
 §
COUNTY OF SHELBY §

WHEREAS that certain Declaration of Covenants, Conditions and Restrictions for Lake Wilborn Residential Association, Inc. (hereinafter “Association”), recorded in the Probate Office of Shelby County, Alabama (hereinafter “Declaration”) provides for a lien against the property located at **3124 Iris Drive, Hoover, AL 35244** (hereinafter “Property”) for the benefit of the Association to secure the payment of assessments levied against the Property for common expenses and fees.

WHEREAS the Declaration provides that the Association is vested with the power to assess, collect assessments, and enforce the lien retained against the Property.

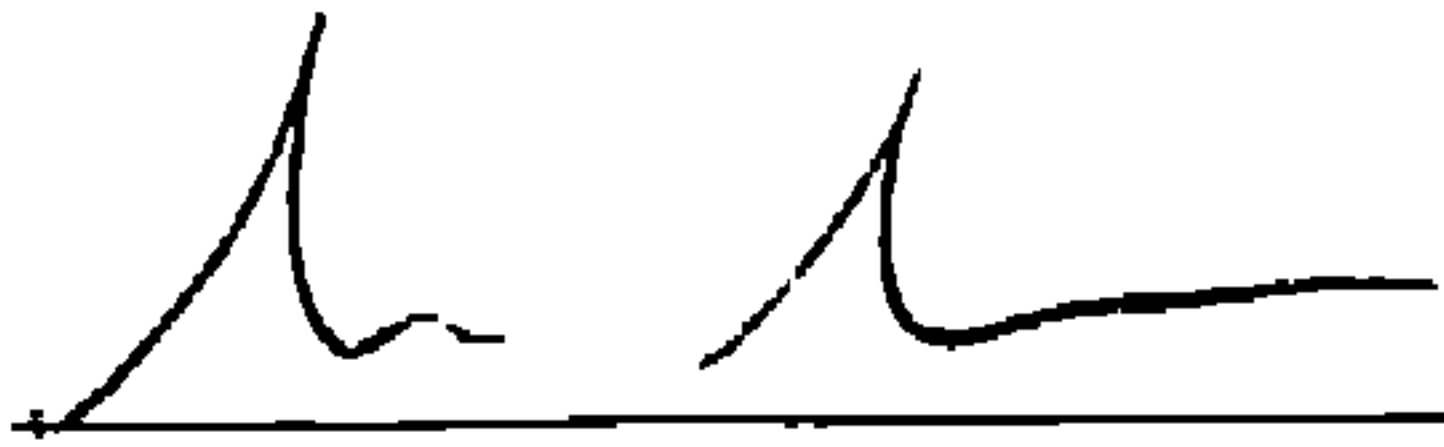
WHEREAS according to the Association’s records, **JENNIFER STANFIELD**, (hereinafter “Owner,” whether one or more) is the Owner of the Property legally described as follows:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION.

WHEREAS Owner is in default in the Owner’s obligations to make payments for assessments and has failed, despite demand upon the Owner, to pay Association assessments, handling charges, and collection costs properly levied against the Property, in the amount as of **11/19/2024** equal to **\$4,467.78**, which amount may continue to increase.

NOW, THEREFORE, the Association, acting by and through a member of its Board of Directors, its duly authorized agent, and/or its attorney, does hereby file this Notice of Assessment Lien against the Property due to nonpayment of the amounts contained herein as of the date set forth above.

EXECUTED this 20 day of November, 2024.

LAKE WILBORN RESIDENTIAL ASSOCIATION, INC.


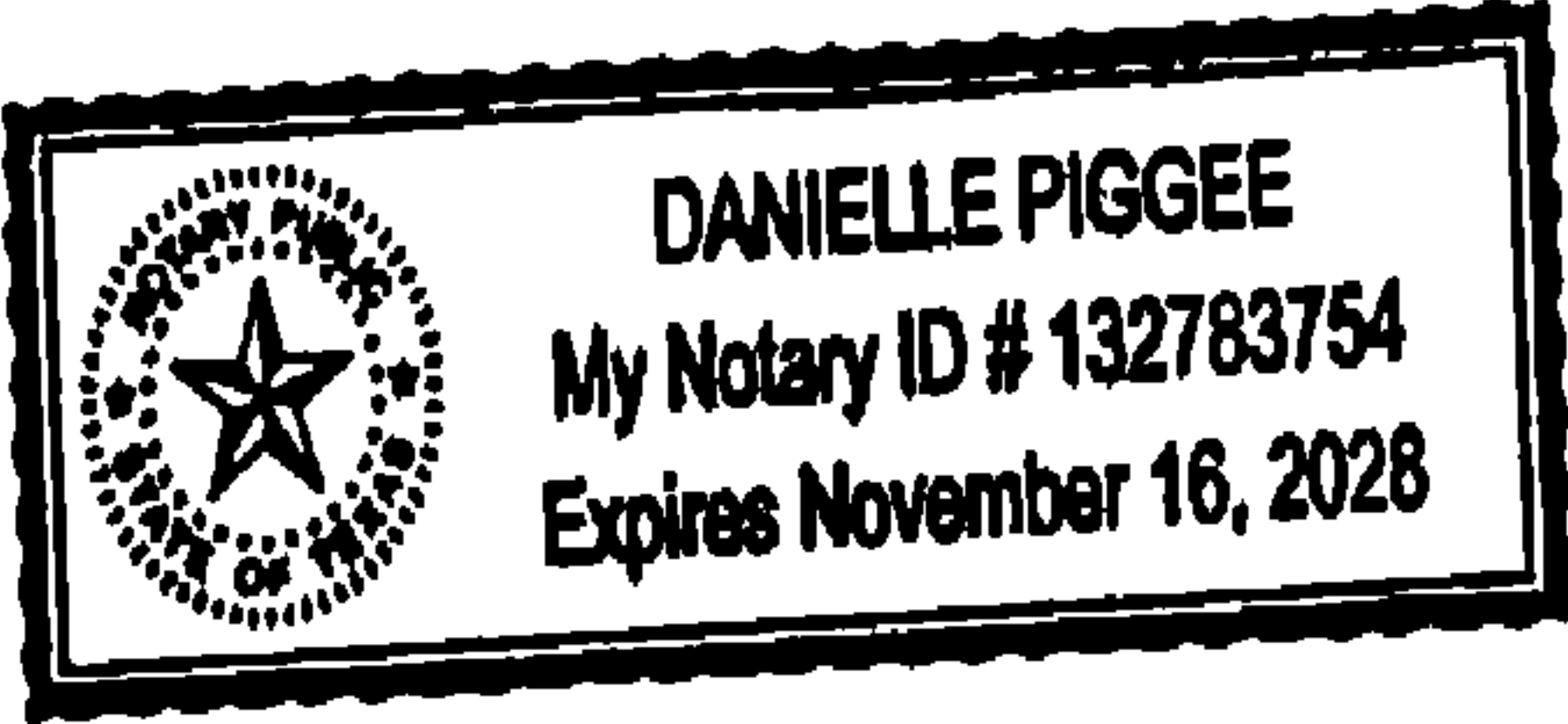
NAOMI ANDERSON
SENIOR MANAGER, CLIENT ACCOUNTING
ASSOCIA® ASSOCIA MCKAY MANAGEMENT
MANAGING AGENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 20 day of November, 2024, by Naomi Anderson, Senior Manager, Client Accounting acting on behalf of Associa McKay Management , the duly authorized agent for Lake Wilborn Residential Association, Inc.



NOTARY PUBLIC
STATE OF TEXAS



WHEN RECORDED MAIL COPY TO:
Associa Client Shared Services Center
1225 Alma Road, Ste 100
Richardson, Texas 75081

Exhibit "A"
Property Description

Lot 2150, according to the Survey of Flemming Farms Phase 2, as recorded in Map Book 50, Page 18, in the Probate Office of Shelby County, Alabama

SUBJECT TO:

1. Taxes for the year 2020 and subsequent years, liens not yet due and payable.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Easement Agreement between United States Steel Corporation and P.R. Wilborn, LLC, recorded in Inst. No. 20160226000058730, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Reservation of Grant of Easements and Restrictive Covenants as contained in that deed from United States Steel Corporation to P.R. Wilborn, LLC as recorded in Inst. No.: 20160226000058740, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Right-of-way granted to Alabama Power Company recorded in Deed Book 143, Page 353.
6. Agreement between R.Wheeler Flemming and Hoover City Board of Education as recorded in Bessemer Real Volume 829, Page 870.
7. Right-of-weay to The Water Works and Sewer Board of the City of Birmingham as recorded in Birmingham Inst. No. 200008-6636.
8. Memorandum of Lease Agreement between Hoover City Board of Education and Powertel/Birmingham, Inc. as recorded in Birmingham Inst. No. 200115-1649.
9. Right of way to Colonial Pipeline as recorded in Shelby Deed Book 333, Page 275 and Real Volume 443, Page 139.
10. Right of way granted to Plantation Pipe Line Company as recorded in Shelby Deed 275, Page 375; Birmingham Real Volume 724, Page 394; Real Volume 724, Page 366, referred to in Map Book 11, Page 55 and Birmingham Real Volume 856, Page 776.
11. Right-of-way granted to American Telephone & Telegraph Company as recorded in Shelby Real 315, Page 291.
12. Restrictions, conditions and limitations as contained in that deed from USX Corporation to Hoover City Board of Education as recorded in Shelby County Inst. No. 1993-8555.
13. Right-of-way granted to Alabama Power Company recorded in Inst. No. 200013-7924.
14. Railroad right of way as set forth in DT page 655 and Deed Book 11, Page 344.
15. Railroad right of way as set forth in Deed Book 311, Pages 295 and 303.
16. Right of way to Alabama Power Company as evidenced by United States Steel document C&A 628 dated 09/10/1914 as amended by Bessemer Real Volume 1015, Page 69.
17. Right of way to Alabama Power Company as evidenced by United States Steel document C&A 2137 dated 08/06/1929 as amended by Bessemer Real Volume 1015, Page 72.
18. Right of way to Alabama Power Company as evidenced by Unites States Steel document C&A 7185 dated 12/27/1971 as amended by Bessemer Real Volume 1015, Page 75.

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19. A 250 foot transmission line right of way to Alabama Power Company as referenced in deed recorded in Inst. No. 2002-4257 and in condemnation proceeding filed in Case No. 27-254 and Case No. 28-57 (Shelby County).

20. Sanitary Sewer Easement in favor of Jefferson County referred to as the Fleming Sewer Extension Easement as recorded in LR200662, Page 25279 (Jefferson County).

21. Reservations and restrictions contained in deed from United States Steel Corporation to SB Dev. Corp., as recorded in Inst. No. 2017059805 (Jefferson County) and Inst. No. 20170613000209300 (Shelby County).

22. Non-exclusive easement for ingress, egress and utilities and reservation of rights contained in Inst. No. 2017059805 (Jefferson County) and Inst. No. 20170613000209300 (Shelby County).

23. Right of way to Alabama Power Company recorded in Inst. No. 2018-34314 and Inst. No. 2018-83390.

24. Restrictions appearing of record in Inst. No. 2017-33399; Inst. No. 2017-45207; Inst. No. 2018-12920; Inst. No. 2018-34399; Inst. No. 2018-34400; Inst. No. 2018-34401; Inst. No. 2018-41799 and Inst. No. 20181129000417990.

25. Matters shown on the final plat of Flemming Farms, Phase 2 (also known as Green Trails Phase 2) recorded in Map Book 50, Page 18 A&B, in the Office of the Judge of Probate of Shelby County, Alabama.

26. Any coal, oil, gas or other mineral or mining right not owned by Mortgagor.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/21/2024 10:42:10 AM
\$28.00 PAYGE
20241121000361290

Allen S. Bayl