

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

20250107000007100
01/07/2025 08:24:53 AM
LIEN 1/2

CLAIM OF LIEN

BEFORE ME, the undersigned notary public, personally appeared, Camila Mora, who was duly sworn and says that he/she is the authorized agent of the Lienor, Oak Park 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:	\$350.00
Interest:	\$0.00
Late Fees:	\$0.00
Collection Cost and Attorneys fees:	\$400.00
<u>Other Charges</u>	<u>\$0.00</u>
TOTAL:	\$750.00

plus, interest at the rate of 6 % 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: 1563 Oak Park Drive Helena, AL 35080
APN #: 126130000001012
T.S. No: 0ZJN-Q85N

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

LOT 4, ACCORDING TO THE SURVEY OF OAK PARK HIGHLANDS, SECTOR 3, AS RECORDED IN MAP BOOK 26, PAGE 136, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The record owner(s) of the Subject Property is/are ANTHONY WATKINS & CANOSHA WATKINS.

Date: 1/6/2025

Oak Park Residential Association INC

Witness 1:

Print Name:

Witness 2:

Print Name:

State of Florida

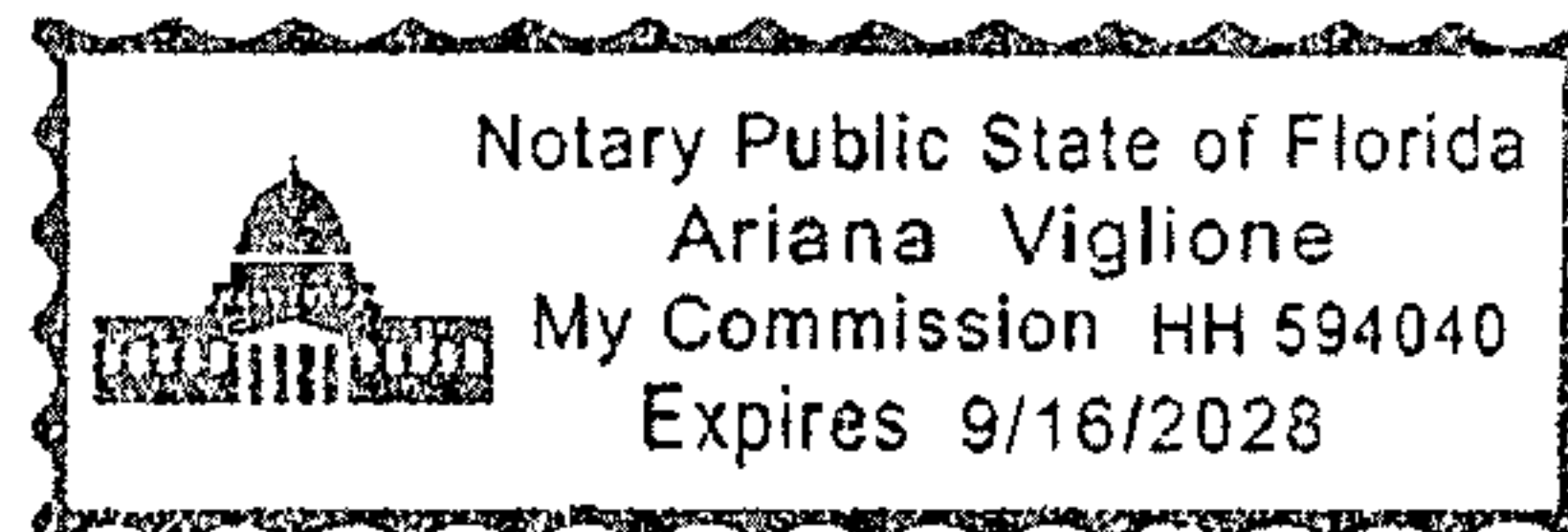
County of Miami-Dade

By:

Camila Mora, Authorized Agent of
Oak Park Residential Association INC

The foregoing instrument was acknowledged before me on this 6 day of January, 2025 by Camila Mora, Authorized Agent of Oak Park Residential Association INC, who [] produced _____ as identification or [X] 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
01/07/2025 08:24:53 AM
\$25.00 BRITTANI
20250107000007100

Allen S. Bayl