

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

20250225000054950
02/25/2025 08:17:55 AM
LIEN 1/3

NOTICE OF ASSESSMENT LIEN

LAKE WILBORN RESIDENTIAL ASSOCIATION, INC
File No.: 800042 – 8001-4799-59

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 **5699 Brayden Circle, 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, **DANIEL L. ARNOLD AND SUSAN BETH ARNOLD**, (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 **2/24/2025** equal to **\$1,269.99**, 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 24 day of February, 2025.


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 24 day of February, 2025, 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

WILBN RLCORDD MAIL COPY TO
Associa Client Shared Services Center
1225 Alma Road Ste 100
Richardson Texas 75081

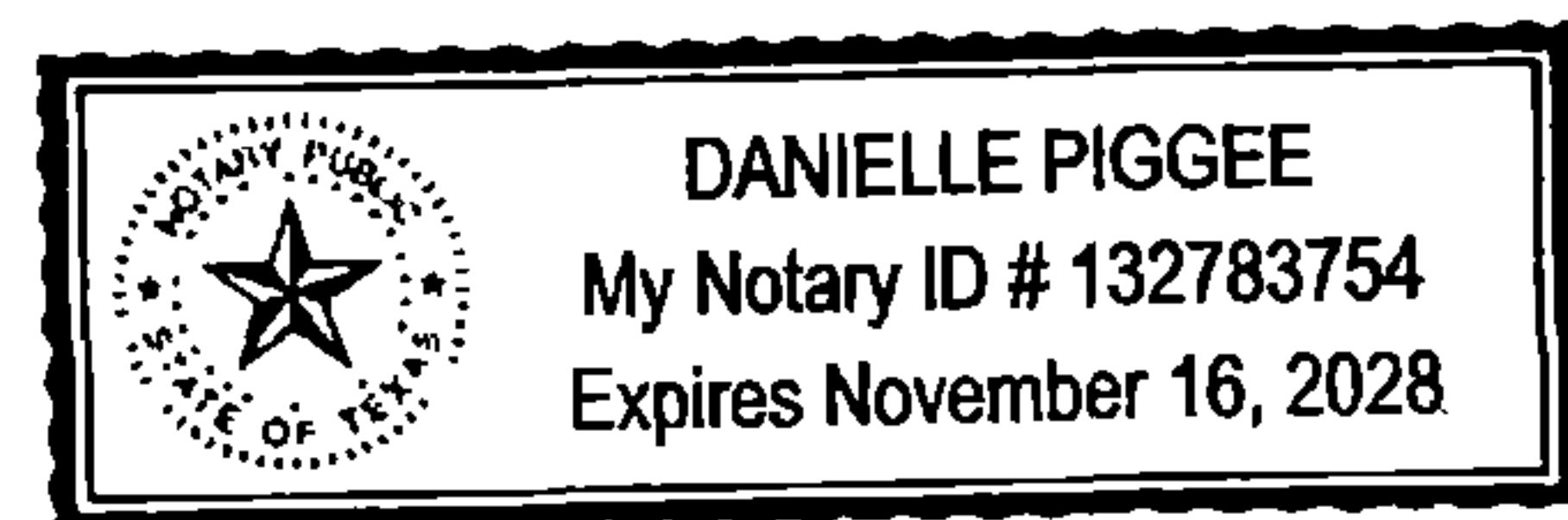


Exhibit "A"
Property Description

Lot 3010, according to the Survey of Abingdon Phase 1B, as recorded in Map Book 49, Page 99, in the Probate Office of Jefferson County, Alabama, Bessemer Division

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. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
4. Right-of-way granted to Alabama Power Company recorded in Inst. No. 20180231830 and Inst. No. 2019007506.
5. Conveyance of mineral interests from United States Steel Corporation to RGGS Land & Minerals, Ltd., LP as recorded in Inst. No. 200404-5718 and Inst. No. 200404-5728.
6. Agreement to Grant Easements between United States Steel Corporation to RGGS Land & Minerals, Ltd., LP as recorded in Inst. No. 200404-5726.
7. Agreement with respect to surface and subsurface uses between United States Steel Corporation and RGGS Land & Minerals, Ltd., LP as recorded in Inst. No. 200404-5731.
8. A 20 foot sanitary sewer easement to Jefferson County as recorded in Inst. No. 9961-2380.
9. Declaration of Protective Covenants for Trace Crossings (Residential) as set forth in the document recorded in Real Volume 708, Page 531 and which rights thereunder have been assigned to USX Corporation by Real Volume 873, Pages 269 and 279.
10. Right of way to Alabama Power Company as evidenced by United States Steel Document C&A No. 628 dated September 10, 1914 as amended by Bessemer Real Volume 1015, Page 69.
11. Right of way to Alabama Power Company as evidenced by United States Steel Document C&A No. 7185 dated December 27, 1971 as amended by Bessemer Real Volume 1015, Page 75.
12. Right of way to Alabama Power Company as evidenced by United States Steel Document C&A No. 2137 dated August 06, 1929 as amended by Bessemer Real Volume 1015, Page 72.
13. Storm Water Drainage Easement Agreement between USX and the City of Hoover as recorded in Inst. No. 9961-2379 and Inst. No. 9961-2380.
14. Right-of-way granted to Alabama Power Company recorded in Inst. No. 200013-7924 and as shown in C&A 7902.
15. Sanitary Sewer System Easement in favor of Jefferson County, Alabama referred to as the Fleming Sewer Extension Easement recorded in LR 200662, Page 25279.
16. Sanitary Sewer System Easement in favor of Jefferson County, Alabama recorded in Inst. No. 200661-8671 and Inst. No. 200160-5770.
17. Sanitary Sewer System Easement in favor of Jefferson County, Alabama recorded in Inst. No. 200460-2185 and as shown in B-15895.
18. Conveyance to the City of Hoover for a portion of roadway (Stadium Trace) as recorded in Inst. No. 2017018820.

County Division Code: AL039 Inst. # 2019122443 Pages: 3 of 3

19. Subject to easement for access to Alabama Power substation as set forth in deed recorded in Real Volume 1015, Page 35.

20. Subject to right of access and utilities, if any, in favor of Jefferson County, Alabama regarding Trace Crossings Pump Station No. 1, as described in deed recorded in LR 201218, Page 27512.

21. Release of damages as described in that certain deed to SB Dev. Corp. as recorded in Inst. No. 2017113478.

22. Temporary Grading Easement Agreement by and between United States Steel Corporation and SB Dev. Corp. as recorded in Inst. No. 2017113479.

23. Restrictions and covenants appearing of record in Inst. No. 2018128975, Inst. No. 2019007508 and Inst. No. 2019020845

24. Club Facilities Agreement recorded in Inst. No. 2018128977 and Inst. No. 2019007507.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/25/2025 08:17:55 AM
\$28.00 MELISSA
20250225000054950

Alvin S. Bayl