

STATE OF ALABAMA)
SHELBY COUNTY)



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Shelby Cnty Judge of Probate, AL
02/25/2025 08:55:15 AM FILED/CERT

LIEN FOR FIRE DISTRICT ASSESSMENT

The Cahaba Valley Fire District, a public corporation, files this statement in writing verified by the oath of the President of its Board of Trustees, based on his personal knowledge of the facts stated herein:

The Cahaba Valley Fire District, a public corporation, claims a lien on the following property situated in Shelby County, Alabama to wit:


NAME OF PROPERTY OWNER: PATRICK LOFTHUS

PROPERTY ADDRESS: 2978 KELHAM GROVE WAY, BIRMINGHAM, AL 35242

PARCEL NO. 09-2-03-0-008-050.000

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A".

This lien is claimed separately and severally as to all buildings, structures, improvements, and the said land. This lien is claimed in the amount of **\$1,531.55** which represents **\$1,148.68** for Fire Dues through 2024 and **\$382.87** attorney fees with applicable fees, costs for Fire District assessments levied on the above property in accordance to CVFD Enabling Act HB340/99-245.



GRANT R. WILKINSON
BOARD PRESIDENT

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, a notary public in and for the County and State, personally appeared, GRANT R. WILKINSON, as Board President, who being duly sworn, doth depose and say: That he 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 his knowledge and belief and that he executes the same voluntarily and with full authority for said Claimant.

Sworn to a subscribed before me on this the 20th day of February, 2025.



NOTARY PUBLIC

MCE: 2/20/25



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EXHIBIT "A"

Lot 50, according to the Survey of The Village at Highland Lakes, Kelham Grove Neighborhood, as recorded in Map Book 43, Page 87 A & B, in the Office of the Judge of Probate Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Nonexclusive easement to use the private roadways, common areas all as more particularly described in the Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, Regent Park Neighborhood, recorded as Instrument No. 20070223000084910, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration"); (3) Restrictions as recorded in Instrument No. 20041202000659280 and amended in Instrument No. 20060524000244790 in said Probate Office; (4) Easement to Alabama Power Company as recorded in Instrument No. 20060630000314890, Instrument No. 20060630000315260, Instrument No. 20060630000315270 and Instrument No. 20080401000130220 in said Probate Office; (5) Easement to Bellsouth Telecommunications as recorded in Instrument No. 200508030003943200 in said Probate Office; (6) Grant of Land Easement with Restrictive Covenants as recorded in Instrument No. 20061212000610650, Instrument No. 20060828000422180 and Instrument No. 20071108000516450 in said Probate Office; (7) Declaration of Covenants, Conditions and Restrictions as recorded in Instrument No. 20070223000084910, amended in Instrument No. 20070830000408300; further amended in Instrument No. 20080501000178840; further amended in Instrument No. 2009012100018210; Fourth Supplemental Declaration recorded in Instrument No. 20110125000025020; further amended by Corrective Fourth Supplemental Declaration in Instrument No. 20110406000107050; and further amended by Fifth Supplemental Declaration in Instrument 20110406000107060 in said Probate Office; (8) Declaration of Easement and Master Protective Covenants as recorded in Instrument No. 200604210000186650 in said Probate Office; (9) Articles of Incorporation of Highland Village Residential Association as recorded in Instrument No. 20060314000120380 in the Probate Office of Shelby County, Alabama and re-recorded in Book LR200605, Page 6696 in the Probate Office of Jefferson County, Alabama; (10) Mineral and mining rights including but not limited to, title to all minerals within and underlying the premises, together with all oil and mineral rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 81, Page 417 in said Probate Office; (11) Right of way to Shelby County, Alabama as recorded in Deed Book 196, Pages 237, 248 and 254 and Instrument No. 1992-15747 and Instrument No. 1992-24264 in said Probate Office; (12) Right of way to Alabama Power Company as recorded in Deed Book 247, Page 905, Deed Book 139, Page 569 and Deed Book 134, Page 411 in said Probate Office; (13) Right of way as recorded in Shelby Real 103, Page 844 and Map Book 3, Page 148 in said Probate Office; (14) Easement for ingress/egress recorded in Deed Book 321, Page 812 in said Probate Office; (15) Articles of Incorporation of The Village at Highland Lakes Improvement District recorded as Instrument No. 20051209000637840 and the Notice of Final Assessment of Real Property as recorded in Instrument No. 20051213000644260 in said Probate Office; (16) Reservations, limitations, conditions and release of damages as recorded in Instrument No. 20051229000667950 in said Probate Office; (17) Memorandum of Sewer Service Agreement regarding The Village at Highland Lakes as recorded in Instrument No. 20121107000427760 in Probate Office; (18) Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Kelham Grove Neighborhood as recorded in Instrument No. 20130613000242820 in the Probate Office of Shelby County, Alabama.

2978 Kelham Grove Way

PID: 09-2-03-0-008-050.000