

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 – 8001-4596-23

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 **1589 Wilborn Run, 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, **JERRY BAJALIA**, (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 **2/21/2025** equal to **\$1,911.04**, 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 25 day of February, 2025.

LAKE WILBORN RESIDENTIAL ASSOCIATION, INC.

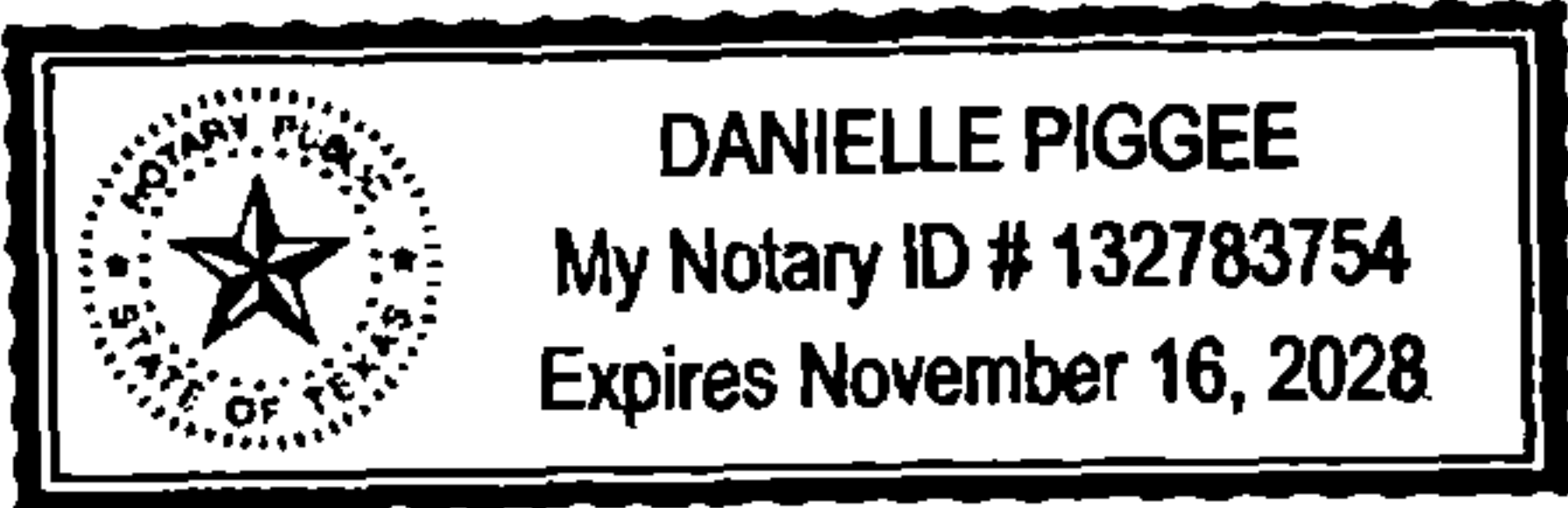
  
\_\_\_\_\_  
NAOMI ANDERSON  
SENIOR MANAGER, CLIENT ACCOUNTING  
ASSOCIA® ASSOCIA MCKAY MANAGEMENT  
MANAGING AGENT

THE STATE OF TEXAS       §  
   §  
COUNTY OF DALLAS       §

This instrument was acknowledged before me on this 25 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

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





**Exhibit "A"**

Lot 144, according to the Survey of Lake Wilborn Phase 2C, as amended in Map Book 49, Page 82, in the Probate Office of Shelby County, Alabama

Subject to:

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
2. Easements, Restrictions and building setback lines as shown on the Final Plat of the Subdivision of Lake Wilborn Phase 2C, as recorded in Map Book 49, Page 68, as Inst. No. 20180720000258250 in the Probate Office of Shelby County, Alabama on July 20, 2018, as amended in Map Book 49, Page 82, as Inst. No. 20180817000294350 in said probate office on August 17, 2018.
3. Non-exclusive easement for ingress and egress and public utilities as reserved in conveyance from J. E. Wilborn and wife, Louise C. Wilborn to Auburn University foundation as Trustee of the J.E. Wilborn Unitrust dated February 4, 1994, recorded in Inst. No. 1994-03931 (Shelby County), Inst. No. 200260-2612 (Bessemer) and Inst. No. 9402-4111 (Jefferson County).
4. Grant of Easement in Land for an Underground Subdivision in favor of Alabama Power Company dated December 28, 2016, recorded in Inst. No. 20170206000043430 on February 6, 2017.
5. Title to all minerals within and underlying the premises, together with all mining and other rights, reservations, provisions and conditions as set forth in deed from CSX Transportation, Inc., a Virginia corp., to Western Pocahontas Properties Limited Partnership recorded in Real Book 112, page 876 in the Probate Office of Shelby County, Alabama on February 2, 1987, corrected in deed recorded in Real Book 328, Page 1 on February 4, 1991.
6. Oil, gas and mineral rights conveyed to CSX Oil and Gas Corp. in Real 180, Page 715 recorded April 20, 1988, leased by Total Minatome Corp., successor by merger to CSX Oil and Gas Corp., to Cabot Oil & Gas Corp. as evidenced by Memorandum of Lease recorded in Real 370, page 923 on October 31, 1991, with a 31 percent interest being further conveyed by Deed of Quitclaim to Westport Oil and Gas Company, Inc. in Inst. No. 2001-20356 recorded on May 21, 2001.
7. Covenants, restrictions, reservations, including reservation of oil and gas rights, limitations, subsurface conditions, and mineral and mining rights set forth in deed from CSX Transportation, Inc. a Virginia corp., to Western Pocahontas Properties Limited partnership recorded in Inst. No. 20020515000229800 in the Probate Office of Shelby County, Alabama on May 15, 2002.
8. Easement – Pole Line in favor of Alabama Power Company dated March 16, 2017, recorded in Inst. No. 20170327000102320 in the Probate Office of Shelby County, Alabama on March 27, 2017.
9. Terms and conditions of Lake Wilborn Residential Declaration of Covenants, Conditions and Restrictions dated August 31, 2017, recorded in Inst. No. 20170913000333990 in the Probate Office of Shelby County, Alabama on September 13, 2017. Amended by Second Amendment to Lake Wilborn Residential Declaration of Covenants, Conditions and Restrictions dated December 19, 2017, recorded in Inst. No. 20171219000452070 in the Probate Office of Shelby County, Alabama on December 19, 2017. Amended by Third Amendment to Lake Wilborn Residential Declaration of Covenants, Conditions and Restrictions dated April 18, 2018, recorded in Inst. No. 20180418000129200 in the Probate Office of Shelby County, Alabama on April 18, 2018. Amended by Fourth Amendment to Lake Wilborn Residential Declaration of Covenants, Conditions and Restrictions dated September 26, 2018, recorded in Inst. No. 20180926000343990 in the Probate Office of Shelby County, Alabama on September 26, 2018. Amended by Fifth Amendment to Lake Wilborn Residential Declaration of Covenants, Conditions and Restrictions dated September 25, 2018, recorded in Inst. No. 20180926000344000 in the Probate Office of Shelby County, Alabama on September 26, 2018.
10. Annual and/or other special assessments or charges pertaining to the insured premises, as contained in said Declaration of Covenants, Conditions and Restrictions. No liability is assumed for the payment of maintenance assessments as set forth in said Declaration, which assessments shall be subordinate to the lien of a first mortgage.
11. Easement – Underground in favor of Alabama Power Company for the underground transmission and distribution of electric power and communications dated October 31, 2017, recorded in Inst. No. 20171102000397480 in the Probate Office of Shelby County, Alabama on November 2, 2017.
12. Grant of Easement in land for an Underground Subdivision in favor of Alabama Power Company for underground electric distribution and service facilities dated February 22, 2018, recorded in Inst. No. 20180228000064450 in the Probate Office of Shelby County, Alabama on February 28, 2018.
13. Grant of Easement in Land for an Underground Subdivision in favor of Alabama Power Company for underground electric distribution and service facilities dated June 6, 2018, recorded in Inst. No. 20180628000230480 in the Probate Office of Shelby County, Alabama on June 28, 2018.
14. 5' building setback line and 10' private water line easement as shown on the plat recorded in Map Book 49, Page 68, in the Office of the Judge of Probate of Shelby County, Alabama.

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/25/2025 02:31:39 PM  
 \$25.00 PAYGE  
 20250225000056350



*Allen S. Bayl*