

20250303000062800 1/5 \$34.00
Shelby Cnty Judge of Probate, AL
03/03/2025 01:41:34 PM FILED/CERT

Prepared by:
J. Mason Davis III
Attorney At Law
5523 Hampton Heights Drive
Birmingham, AL 35209

STATE OF ALABAMA)

VERIFIED STATEMENT OF LIEN

COUNTY OF SHELBY)

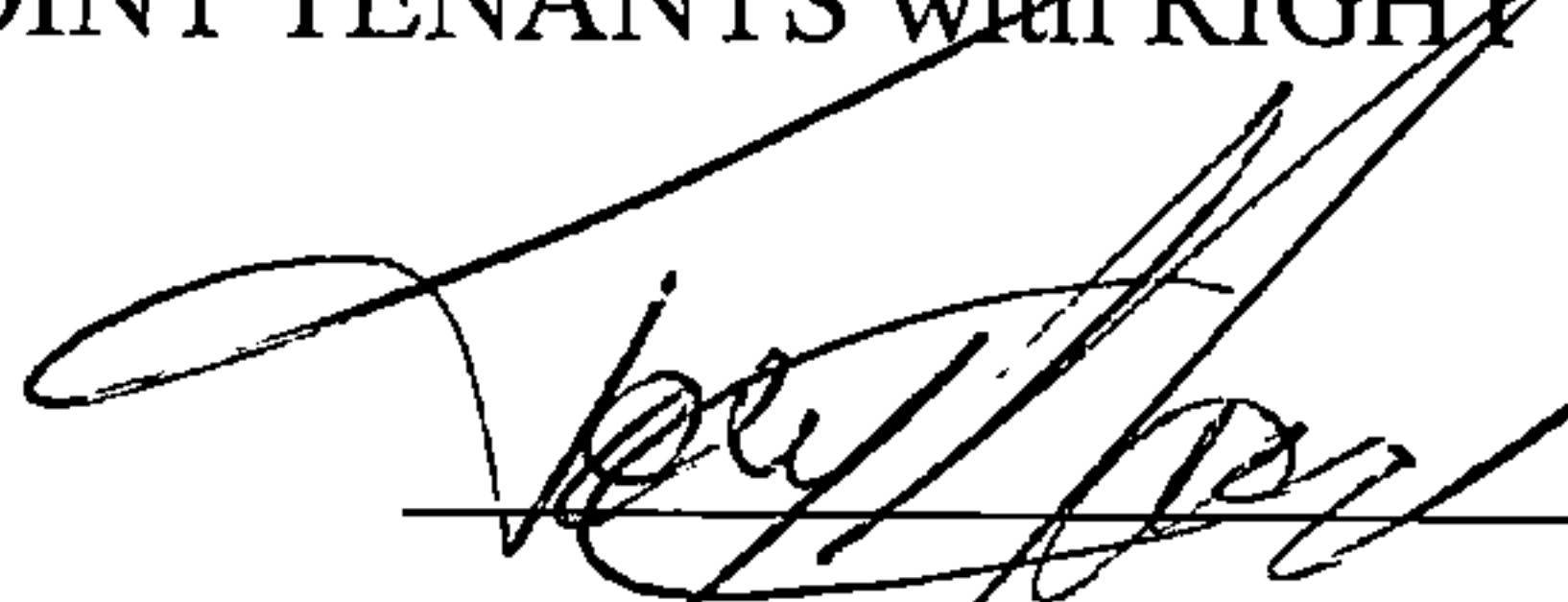
Phone 205-515-0849
Email jmdiii.law@gmail.com

TONY HAMAD filed this statement, verified by the oath of Daly Anderson, who has personal knowledge of the facts set forth.

That said TONY HAMAD claims a lien on the property described on Exhibit "A" which is attached hereto and incorporated herein as if set out in haec verba, lying and situated in Jefferson County, Alabama. *Shelby jmd3*

This lien is claimed to secure an indebtedness of \$56,672.00, with interest, from 08 FEB 25, for assurance that all needed maintenance and repairs set out in the contract, which is set out on Exhibit "A" and attached hereto, are complete.

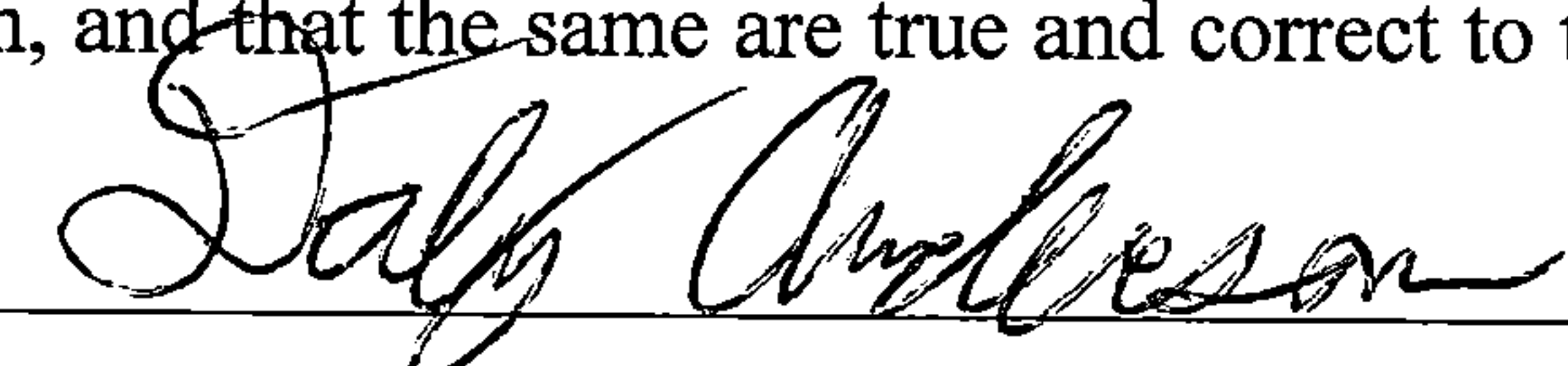
The name(s) of the owner(s) or proprietor(s) of the said property is CRAIG A. DUNCAN and DONNA HOLT DUNCAN as JOINT TENANTS with RIGHT OF SURVIVORSHIP.


TONY HAMAD (CLAIMANT)

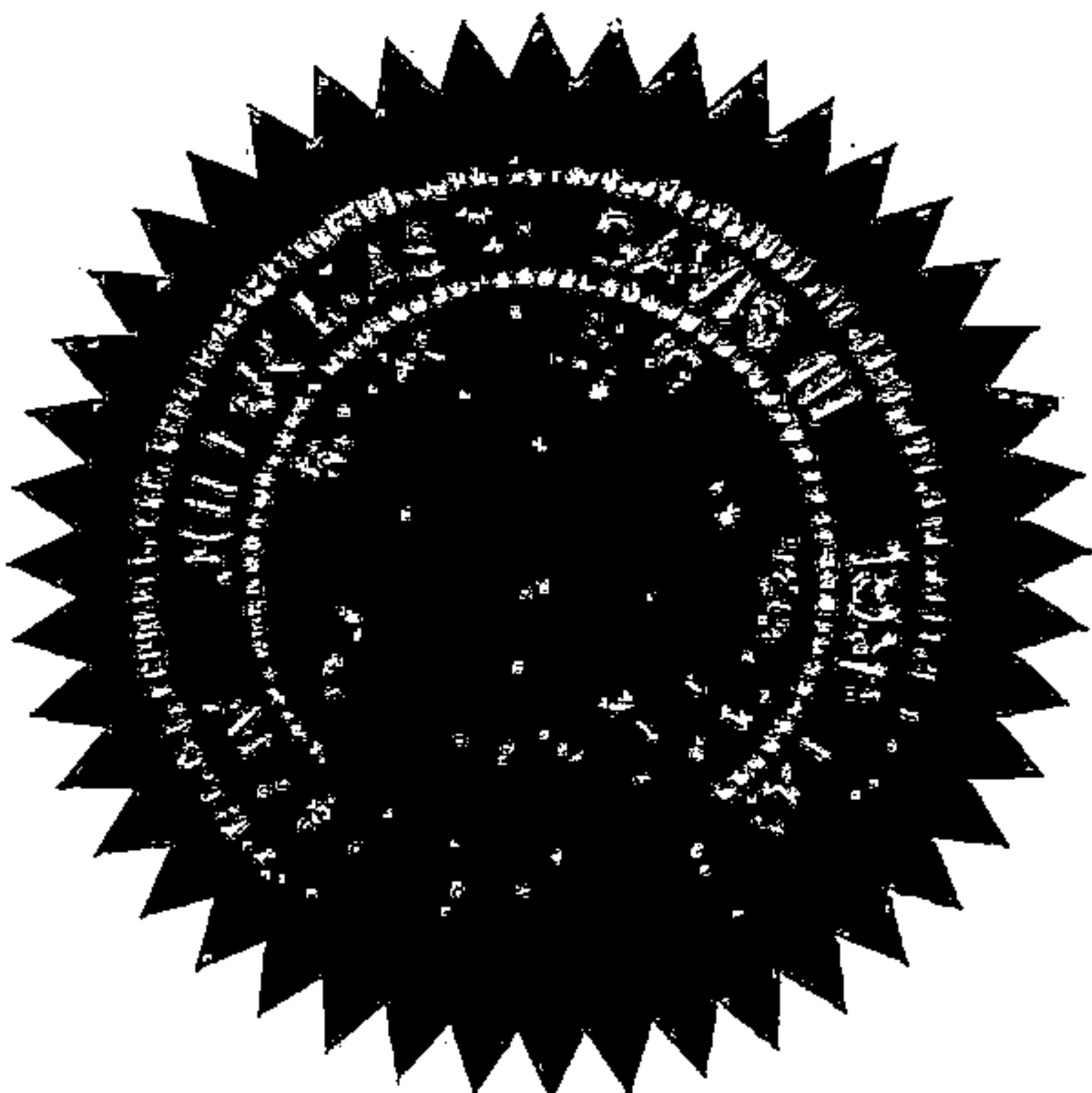
STATE OF ALABAMA)

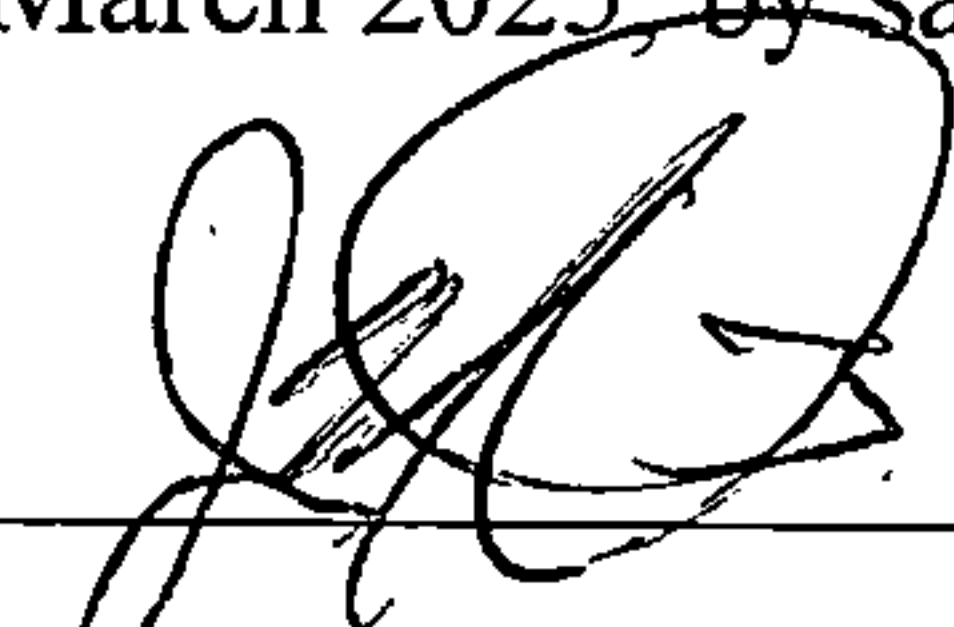
COUNTY OF JEFFERSON)

Before me, the undersigned, a Notary Public in and for said State and County personally appeared TONY HAMAD, who being duly sworn, doth depose and say: The he has personal knowledge set for in the foregoing statement of lien, and that the same are true and correct to the best of his knowledge and belief.


(AFFIANT)

Subscribed and sworn before me on this the 1st Day of March 2025, by said affiant.




NOTARY PUBLIC

My Commission Expires: 14 JAN 2028



Julian Mason Davis III
NOTARY PUBLIC
Alabama State At Large
My Commission Expires
January 14, 2028

THIS INSTRUMENT PREPARED BY:

Frank K. Bynum
#17 Office Park Circle
Birmingham, AL 35223

SEND TAX NOTICE TO:

Craig A. Duncan
411 North River Road
Shelby, AL 35143



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STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of EIGHTY NINE THOUSAND NINE HUNDRED & NO/100 (\$89,900.00) to the undersigned grantors Jerry L. Bennett and wife, Joyce D. Bennett in hand paid by Craig A. Duncan and Donna Holt Duncan, the receipt whereof is acknowledged, we, Jerry L. Bennett and wife, Joyce D. Bennett (herein referred to as Grantors) grant, bargain, sell and convey unto Craig A. Duncan and Donna Holt Duncan (herein referred to as Grantees), as joint tenants, with right of survivorship, the following real estate, situated in Shelby County, Alabama, to wit:

From the NE corner of Lot 26, Lacoosa Subdivision, per Map Book 5, Page 35, Shelby County Probate Office, run east along south right of way of North River Drive 200 feet to point of beginning; thence deflect right 90 degrees for 170 feet; thence deflect left 84 degrees 24 minutes for 25 feet; thence deflect right 33 degrees 14 minutes for 25 feet; thence deflect left 79 degrees 04 minutes for 159.3 feet to road; thence run northerly and westerly along road 206.77 feet more or less to the point of beginning.

\$88,900.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

07/15/1994-22207
11:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 9.50

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and by our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 12th day of July, 1994.

Jerry L. Bennett

Joyce D. Bennett

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that Jerry L. Bennett and wife, Joyce D. Bennett whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of July, 1994.

Frank K. Bynum, NOTARY PUBLIC

My Commission Expires: November 20, 1996

Inst # 1994-22207



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Materials - 18,982.⁰⁰

Scrub - 16,000.⁰⁰

Heating & Air - Labor - utility 8000.⁰⁰

Roofers - Labor 5000.⁰⁰

Day - Labor 2000.⁰⁰

Dumpster 5 cubic 874 874 450

Shelby's willow pond 1500.⁰⁰

Tony Ham 3000.⁰⁰

56,672.⁰⁰



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ALLURE PAINTING & HOME DESIGN

2323 Forest Lakes Ln
Sterrett AL 35147
205-212-4025
allure5512@yahoo.com

CONTRACT

Donna Duncan
411 North River Road
Shelby AL 36274
Email: donna@allurepainting.com

Description

Exterior Remodeling

- 1- remove and replace existing roofing shingles
Remove satellite dish any cables that are not functional
Remove shingles, felt, old boots on vent pipes and remove 4 pieces of 4x8 decking
 - 2- replace the decking on garage side and back of house, install new synthetic felt new vent boots drip edge all around the perimeter and install new 35 year dimensional shingles and new ridge vent across the top with side caps
 - 3- tear out all 3 decks on front back and side also the pier on water
Rebuild front porch using 2x10's, 4x4's, 5/4 decking, 2x4's for handrails and 2x2's pickets with new risers for steps, trim for all 3 decks and back pier also center it and expand 24 inches out
 - 4- remove all shutters, all existing siding, all doors front, side and garage side, remove all windows total of 6
 - 5- install house wrap new windows and doors, new hard planks and 1x4's trim round windows and corners
 - 6- Remove and replace soffit boards where rotted and facial boards, install new 6x12 vent on soffits, caulk all seams on siding and corner trim boards and paint all trim white sand all siding 'argreabe grey also bottom blocks
 - 7- install new black shutters and paint doors black with new knobs to all match same key
Install new carriage black lights on back porch and front door and side door also sets of flood lights with motion detector
- Clean out garage and organize and pressure wash drive way
Remove side building to the left and dispose
Install concrete blocks to create side walk

Total labor and materials: 79,850.00 Thousand eight hundred and ninety dollars.

Landscaping to be added separately after job completion

So as agreed payment to be paid within 3 weeks of start of job. Date 02-08-2025 and payment will be paid 3 weeks of the said above date

Donna Duncan

Signature

02-08-2025

Donna Duncan

Signature

02-08-2025



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205-
allur

CONTRACT

Donna Duncan
411 north river road
Shelby al 35143
Email; caorzi1@gmail.com



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Description:

Exterior remodeling

- 1- remove and replace existing roofing
Remove satellite dish any cables that
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- 2-replace nw decking on garage side
and install new 35 year demintional sh
- 3.tear out all 3 decks on front back an
Rebuild front porch using 2x10"s ,4x4
decks and back pier also center it and
- 4.remove all shut