

STATE OF ALABAMA)
SHELBY COUNTY)

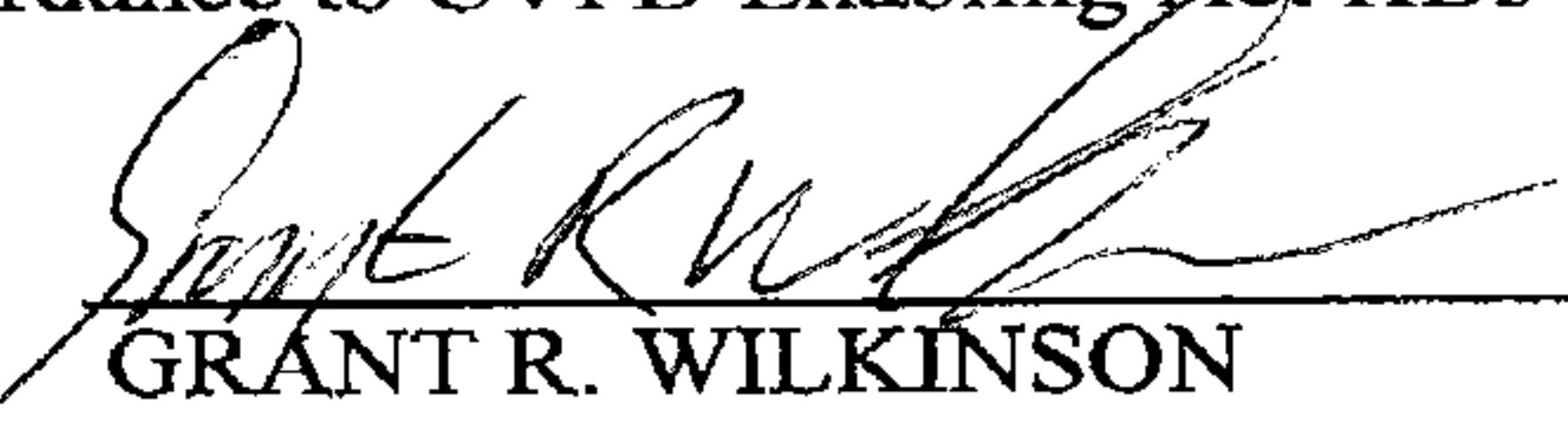
LIEN FOR FIRE DISTRICT ASSESSMENT

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: **R. GOLD**
PROPERTY ADDRESS: **7 MONTAGEL, BIRMINGHAM, AL 35242**
PARCEL NO. **03-7-35-0-000-083.000**
LEGAL DESCRIPTION: **SEE ATTACHED 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 **\$4,176.88** which represents **\$3,132.67** for Fire Dues through 2024 and **\$1,044.21** 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 12th day of March, 2025.



NOTARY PUBLIC

MY COMMISSION EXPIRES: January 6, 2027

EXHIBIT "A"

Lot 176B, according to the Survey of Montagel, as recorded in Map Book 23, Page 6 in the Probate Office of Shelby County, Alabama.

Subject to:

- 1) The lien of Ad Valorem taxes for the year 2020, a lien but not yet due nor payable;
- 2) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining 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 Volume 129, page 395, in the Probate Office of Shelby County, Alabama;
- 3) Right of way granted to Alabama Power Company as set forth in Deed Volume 318, page 588, Deed Volume 308, page 651 and Real Volume 133, page 599 in the Office of the Judge of Probate of Shelby County, Alabama;
- 4) Right of way granted to South Central Bell Telephone Company as set forth in Deed Volume 356, page 420 and Real Volume 306, page 242 in the Office of the Judge of Probate of Shelby County, Alabama;
- 5) Covenants, conditions and restrictions as set forth in the document recorded in Misc. Book 19, page 861, Misc. Book 23, page 564, amended by Misc. Book 23, page 567, and further amended by Book 370, page 938, AND Second Amended and Restated Protective Covenants recorded in Instrument 20091016000392120 and Third Amended and Restated Protective Covenants recorded in Instrument 20150505000147980 in the Probate Office of Shelby County, Alabama;
- 6) Right of way, easements, and rights in connection therewith granted to The Water Works Board of the City of Birmingham, in Deed Volume 301, page 298;
- 7) Rights granted Alabama Power Company to construct, install, operate and maintain all conduits, cables, trans closures and other appliances and facilities useful or necessary for overhead and underground transmission and distribution of electric power and for underground communications service as set forth by instrument recorded in Misc. Book 21, page 855;
- 8) Easements and building lines as shown on recorded map;
- 9) Right of way granted to Shelby County as set forth in Deed Book 196, Page 223 in the Office of the Judge of Probate of Shelby County, Alabama; and
- 10) Agreement with Alabama Power Company relating to underground residential distribution system as recorded in real Volume 106, page 516.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/13/2025 09:13:20 AM
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41-06304
7 Montagel

Allen S. Bayl