



20250415000112270 1/5 \$34.00
Shelby Cnty Judge of Probate, AL
04/15/2025 12:26:19 PM FILED/CERT

Instrument Prepared By
And Recording Requested By

Jordan Bothwell
Marg doty 173 Tawbush Rd
Trafford AL
35172

Space above this line for recorder's use only

ALABAMA MECHANIC'S LIEN

STATE OF ALABAMA

COUNTY OF Shelby

Notice is hereby given that this Mechanic's Lien, this "Lien," is filed as of 04-10-2025 (mm/dd/yyyy), (the "Effective Date"), by 4-10-2025 (Claimant) located at 2837 County Rd 14 Altoona AL (Address), with the license number of 8953789 issued on _____ (mm/dd/yyyy) and expiring on _____ (mm/dd/yyyy), (the "Claimant"), claims a construction lien in the sum of \$ 24,824 for labor, services, materials, and/or equipment furnished for improvement to certain real property owned by Montclair restaurants (collectively, the "Owner"), located at po Box 460189 Houston TX (Address w/County), and with the legal description of:

Job location - 517 Cahaba park Circle
owed \$30,344.00 After rough in was completed
(55%)

(the "Property").

This Lien is claimed, separately and severally, as to both the buildings and improvements thereon; and the said real property.

The Claimant and JBC painting (Owner, General Contractor, etc.) entered into a contract on 3-15-2025 (mm/dd/yyyy) whereby the Claimant provided the following labor, services, materials, and/or equipment at the Property (the "Work"):

plumbing rough/gas rough in (passed inspection with
for the total amount of \$ 55,180 (Contract Price).

eSign

Amy Robinette

MCE: 3/27/27

County)
Jordan Bothwell

Page 1 of 3
AMY ROBINETTE
Notary Public
Alabama State at Large



JACOB TIDMORE
PROPERTY TAX COMMISSIONER

P.O BOX 1269
COLUMBIANA, ALABAMA 35051
TELEPHONE: 205-670-6900
FAX: 205-670-6915

DON MILES
CHIEF APPRAISER
CINDY CRABB
PERSONAL PROPERTY
SUPERVISOR
PAULA PORTER
COLLECTION/
ASSESSMENT SUPERVISOR
ROBERT PRESLEY
MAPPING SERVICES SUPERVISOR
JORDAN HADAWAY
IT/AUDITOR SUPERVISOR

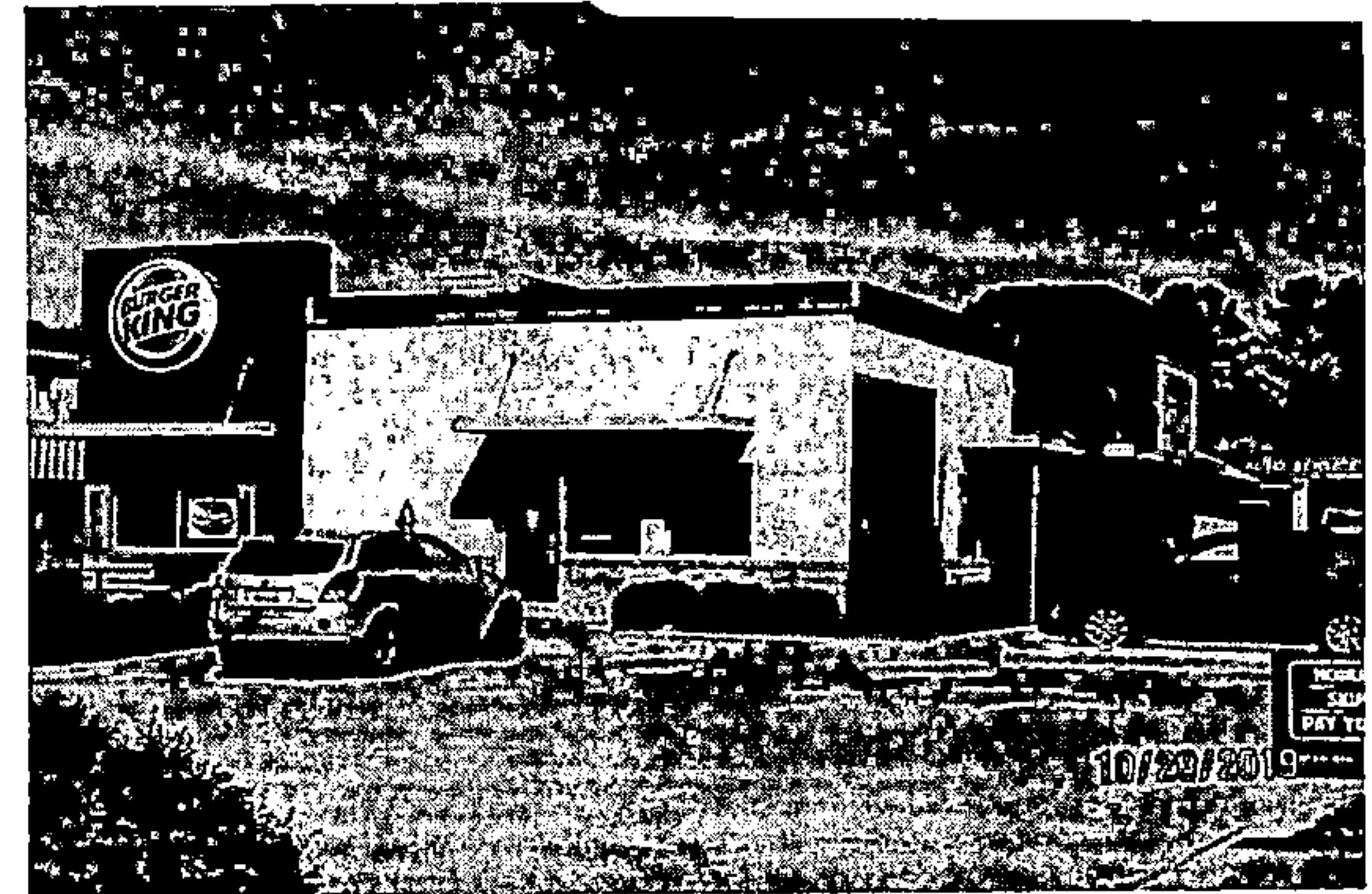
Printed on: 4/4/2025

RECORD SUMMARY

Tax Year: 2025
Parcel: 02 7 36 0 001 008.006
Owner: MONTCLAIR RESTAURANTS INC
C/O RYAN
Address: PO BOX 460189
HOUSTON TX 77056
Neighborhood: 13 COMMERCIAL DIST. 7 R-2
Subdivision: CAHABA PARK SOUTH
Book: 09
Page: 164
Lot: 4
Block: 000
Acreage: 0.776
Section: 36
Township: 18S
Range: 02W
Property Class: 02
Exempt Code: 00
Municipality: 01 - COUNTY
School District: 2
Disability Code:
Over 65 Code:
Metes and Bounds:
Remarks:



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Valuation Summary

Total Improvement Value:	\$598,400	Prior Year Total Improvement Value:	\$582,780
Total Land Value:	\$777,810	Prior Year Total Land Value:	\$777,810
Total Market Value:	\$1,376,210	Prior Year Total Appraised Value:	\$1,360,590
Total Appraised Value:	\$1,376,210		
Assessed Value:	\$275,260		

Tax Breakdown

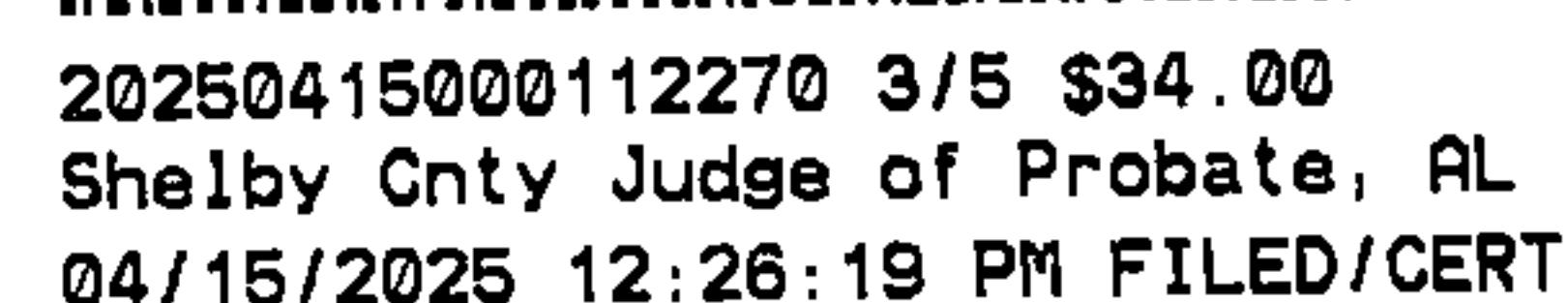
Year	Millage Type	Property Class	Municipality	Assessed Value	Tax	Exemption	Tax Exemption	Total Tax
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Tax Payment Information

Tax Year	Receipt Number	Total Taxes Plus Fees	Back Taxes	Total Paid
2025		\$12,111.44	\$0.00	\$0.00

Land Information

Appraisal Type	Property Class	Land Use	Acreage	Square Foot	Lot Size	Market Value	Current Use Value
2	02	583 - Restaurant, Fast food	0.7764	33819.98	135 x 250	\$777,810.00	\$0.00



1. Agreement

3. Payment



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Contractor agrees to pay Subcontractor total compensation of \$ 55,180 in exchange for Work performed by Subcontractor

Payment shall be delivered to Subcontractor on the following schedule:
25% Deposit 55% After slab/wall and gas rough
and shall be made according to the following terms and conditions:

Any extra work beyond the scope of this contract shall be performed under the following payment terms and schedule: change order

4. Permits and Licenses

Subcontractor affirms holding all necessary licenses and permits to perform the Work required under local laws, federal regulations, and the laws of the State of Alabama.

Subcontractor further affirms that any sub-subcontractors hired for Project hold the same necessary licenses and permits.

5. Sub-subcontractors

Subcontractor shall be responsible in full for any and all acts and omissions of its own subcontractors, employees, suppliers, and all others performing any work on this Project under the auspices of Subcontractor.

6. Claims and Disputes

Contractor and Subcontractor agree that they shall attempt to resolve all disputes regarding this Project in good faith before engaging in litigation.

7. Change Orders, Alterations, and Amendments

Any change order, alteration, or amendment to this Agreement must be agreed to in writing by both the Contractor and Subcontractor.

8. Termination

This contract shall be terminated when all the conditions set forth in this Agreement have been satisfied. This contract shall also be terminated in the event of a breach by Subcontractor of the conditions set forth here, on the condition that Contractor provides written notice to



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Subcontractor detailing the nature of the breach and allows Subcontractor seven days to rectify it. If, after the course of that time, the breach has not been rectified, the Contractor shall be entitled to terminate this agreement, on the condition that Subcontractor is paid for all previous work performed.

9. Severability

Should any provision in this Agreement be determined to be invalid or unenforceable, that provision shall be severed from the agreement without any bearing on the remaining provisions.

Signed:

JBC Daiming
Contractor

[Signature]
Signature

3/12/2025
Date

10465 Fm 1346 Addicks TX
Address

210-897-515
Phone number

BEB plumbing contractors
Subcontractor

[Signature]
Signature

3/15/2025
Date

2837 County Rd 14
Address

205 363 2672
Phone number

Attoona AL 35952