20250609000174990 06/09/2025 08:14:35 AM LIEN 1/1

Prepared By: Associa Client Shared Service Center 1225 Alma Road Ste 100 Richardson, TX 75081

## NOTICE OF ASSESSMENT LIEN

HARPER'S CREEK HOMEOWNERS ASSOCIATION File No.: 800923 – 8001617834

THE STATE OF ALABAMA	§
	§
COUNTY OF SHELBY	§

WHEREAS that certain Declaration of Covenants, Conditions and Restrictions for Harper's Creek Homeowners Association (hereinafter "Association"), recorded in the Probate Office of Shelby County, Alabama (hereinafter "Declaration") provides for a lien against the property located at 5001 Pintail Drive, Harpersville, AL 35078 (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, SHEILAY. KIDD, (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:

LOT 13, ACCORDING TO THE PLAT OF HARPERS CREEK SUBDIVISION, SECTOR 1, RECORDED IN MAP BOOK 56, PAGES 28A & 28B (INSTRUMENT NUMBER 20220519000205230), IN THE OFFICE OF PROBATE OF SHELBY COUNTY, ALABAMA.

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 6/4/2025 equal to \$1775.76 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.

	THE DECREE CORE	THE LICEARCH WATER	A CCO CLATIONI
	HAKPER'S CKEE	K HUMEUWNEKS	ASSOCIATION
	HARPER'S CREE	EK HOMEOWNERS	ASSOCIATIO

NAOMI ANDERSON

SENIOR MANAGER. CLIENT ACCOUNTING ASSOCIA® ASSOCIA MCKAY MANAGEMENT

MANAGING AGENT

THE STATE OF TEXAS

COUNTY OF DALLAS

day of June, 2025, by Naomi Anderson, Senior Manager, This instrument was acknowledged before me on this Client Accounting acting on behalf of Associa McKay Management. the duly authorized agent for Harper's Creek Homeowners Association.

> NOTARY PUBLIC STATE OF TEXAS

> > alli 5. Bush

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

Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 06/09/2025 08:14:35 AM **\$22.00 BRITTANI** 

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DANIELLE PIGGEE My Notary ID # 132783754 Expires November 16, 2028