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Shelby Cnty Judge of Probate, AL
07/09/2025 10:37:47 AM FILED/CERT

This instrument prepared by:
Greg Warden, President
Ivy Brook Home Owners Association
PO Box 38, Pelham, AL 35124

STATE OF ALABAMA)
SHELBY COUNTY)

LIEN FOR ASSESSMENTS

Ivy Brook Home Owners Association, Inc. files this statement in writing, verified by the oath of Greg Warden, as President of Ivy Brook Home Owners Association, Inc., who has personal knowledge of the facts herein set forth:

That said Ivy Brook Home Owners Association, Inc. claims a lien upon the following property, situated in Shelby County, Alabama, to-wit:

**LOT 95, ACCORDING TO THE SURVEY OF IVY BROOK PHASE 2 3RD ADDITION, AS RECORDED IN
MAP BOOK 21, PAGE 20 IN THE PROBATE OFFICE OF SHELBY COUNTY, AL**

This lien is claimed, separately and severally, as to both the buildings and improvements thereon, and the said land.

That said lien is claimed to secure an indebtedness of \$ 375.00, plus legal fees, for assessments levied on the above property for unpaid HOA dues by the Ivy Brook Home Owners Association, Inc. in accordance with the DECLARATION OF PROTECTIVE COVENANTS FOR IVY BROOK SUBDIVISION AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, and the By-Laws of Ivy Brook Home Owners Association, Inc. which are filed for record in the Probate Office of Shelby County, Alabama.

The address of said property is 109 JUNIPER CIR PELHAM, AL 35124
which is owned by CHARLIE DEVELL SADDLER & ASHLEY D SADDLER

IVY BROOK HOME OWNERS ASSOCIATION, INC.
BY Greg Warden

Its President – Claimant

STATE OF ALABAMA)
COUNTY OF SHELBY)

Before me Trina R. Hutchinson, a Notary Public in and for the County of Shelby, State of Alabama, personally appeared Greg Warden, as President of the Ivy Brook Home Owners Associations, Inc., who 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.

[Signature] 6/27/25
President – Ivy Brook Home Owners Association, Inc. Affiant

Subscribed and sworn to me on this 27th day of June, 2025, by said Affiant.

Trina R. Hutchinson
Notary Public
My commission expires: 04/20/2029

