

THIS INSTRUMENT PREPARED BY  
Niki Griffin, CMCA, Manager  
Kensington Place Homeowners' Association, Inc.  
2700 Highway 280, Suite 425  
Birmingham, AL 35223  
205-877-9480

20250731000234230  
07/31/2025 04:00:46 PM  
LIEN 1/1

LIEN FOR ASSESSMENTS

State of Alabama

County of Shelby

Kensington Place Homeowners' Association, Inc. files this statement in writing, verified by the oath of Niki Griffin, CMCA, as Administrator of the Kensington Place Homeowners' Association, Inc. who has personal knowledge of the facts herein set forth:

Kensington Place Homeowners' Association, Inc. claims a lien upon the following property situated in Shelby County, Alabama

Lot 33 according to the survey of Kensington Place Homeowners' Association, Inc. as recorded in Map Book 37, Page 147, in the Judge of Probate office of Shelby County, Alabama.

This lien is claimed as land with address 1216 Kensington Boulevard Calera, AL 35040

This lien is claimed to secure an indebtedness of \$ 686.94 with interest from July 28, 2025 for assessments levied on the above property by the Kensington Place Homeowners' Association, Inc. in accordance with the Declaration of Protective Covenants for Kensington Place Homeowners' Association, Inc. which is filed for record in the Probate office of said county.

The name of the owner of said property is Frances Delatouriere Fraser.

Kensington Place Homeowners' Association, Inc.

  
\_\_\_\_\_  
Niki Griffin, CMCA, Manager  
Kensington Place Homeowners' Association, Inc.

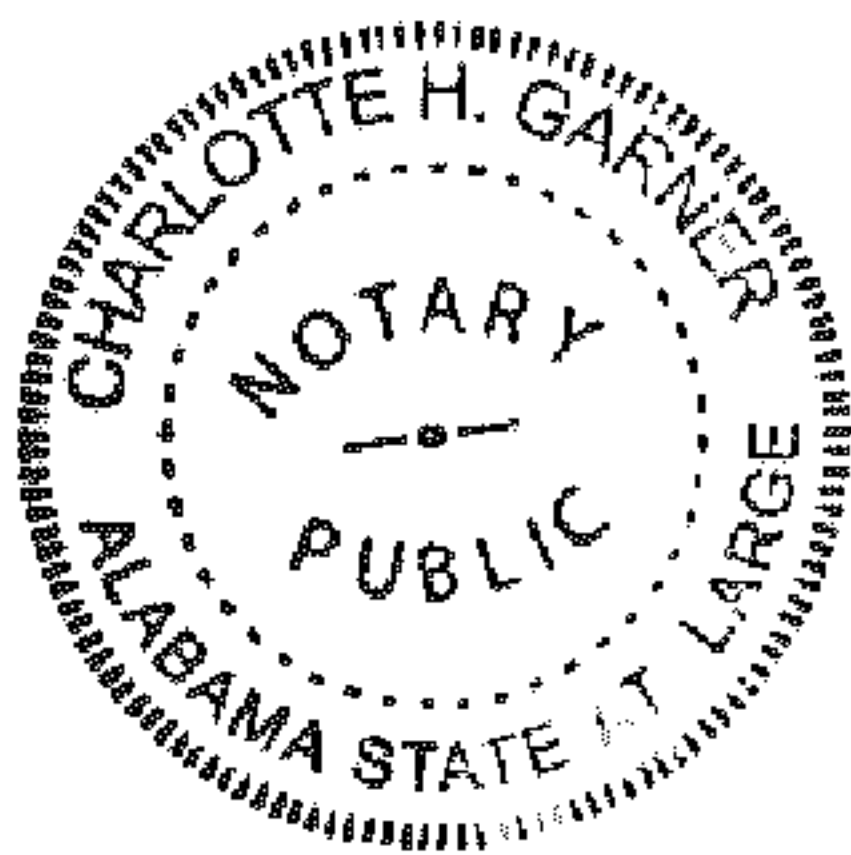
GENERAL ACKNOWLEDGEMENT

State of Alabama

County of Jefferson

Before me, Charlotte Garner, a Notary Public in and for the State of Alabama, personally appeared Niki Griffin, CMCA, as Administrator of Kensington Place Homeowners' Association, Inc., who being sworn, acknowledges that the facts set forth in the foregoing statement of lien and that the same are true and correct to the best of their knowledge and belief.

Subscribed and sworn to before me on July 28, 2025





\_\_\_\_\_  
Notary Public

My commission expires on 10/15/2025



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/31/2025 04:00:46 PM  
\$22.00 PAYGE  
20250731000234230

