

STATE OF ALABAMA)
SHELBY COUNTY)

20250911000275360 1/1 \$22.00
Shelby Cnty Judge of Probate, AL
09/11/2025 01:02:01 PM FILED/CERT

Prepared by:
W. Eric Pitts
PO Box 280
Alabaster, AL 35007
(205) 216-4418

VERIFIED STATEMENT OF LIEN

COMES NOW, the undersigned as Manager of **Mallard Landing Residential Association, Inc.** (the "Association"), and based on personal knowledge of the facts set forth herein says as follows:

That said Association claims a lien upon property owned by **Latoya Ronique Cunningham** situated in Shelby County, Alabama described as follows:

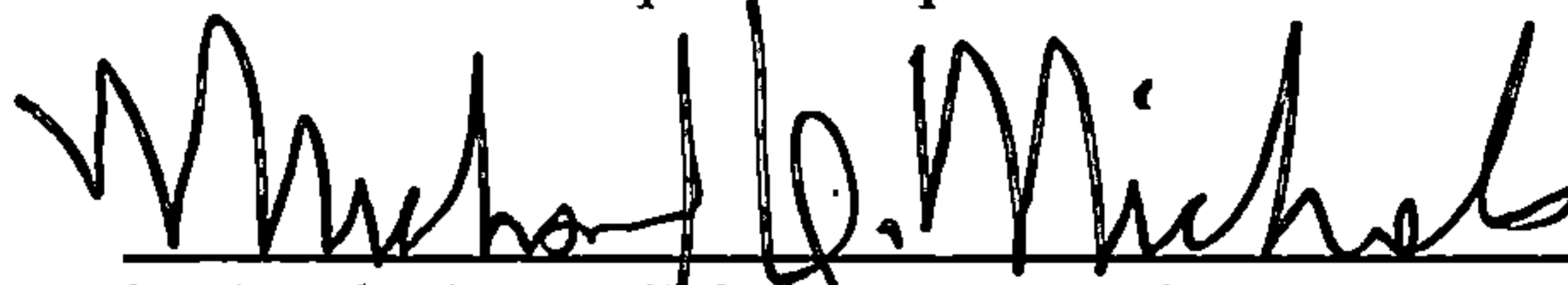
Lot 359, according to the Final Plat of Mallard Landing Phase 3 as recorded in Map Book 55, Page 64, in the Probate Office of Shelby County, Alabama.

The property address is 1063 Wood Duck Way; Alabaster, AL 35007

This lien is claimed separately and severally as to the residence and any improvements thereon, if any, and the said land.

The lien is pursuant to the Declaration of Covenants, Conditions and Restrictions for Mallard Landing (the "Declaration"), recorded in the Probate Office of Shelby County. The said lien is claimed to secure an indebtedness of **\$837.00** to the date hereof, which includes Association fees, interest, late charges and attorneys' fees, if any, for services rendered to or for the benefit of said real property. The lien is claimed for unpaid assessments, late charges and collection costs, if any, which accrue subsequently to the filing of this Verified Statement of Lien together with interest and attorneys' fees accrued thereon.

Mallard Landing Residential Association, Inc.
an Alabama non-profit corporation



by Realty Pros LLC, its Manager
by Michael D. Nichols, its Manager

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Michael D. Nichols, whose name is signed to the above instrument as Manager of Realty Pros LLC, Manager of Mallard Landing Residential Association, Inc., an Alabama non-profit corporation, and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said entities on the day that the same bears date.

Given under my hand and official seal this the 23rd day of June, 2025.


NOTARY PUBLIC
My commission expires: 4-4-26

