

STATE OF ALABAMA)

COUNTY OF SHELBY)

VERIFIED STATEMENT OF LIEN

COMES NOW Capitol Materials Incorporated (“Capitol Materials”) and files this statement in writing, verified by the oath of BENJAMIN M. RACHELSON, its Attorney for Capitol Materials, who has personal knowledge of the facts herein set forth:

That said Capitol Materials claims a lien pursuant to § 35-11-210, Code of Alabama (1975), upon that certain which property situated in Shelby County, Alabama, known as Painted Tree Boutiques, located at 4612 US-280, Birmingham, AL 35242. Parcel ID: 02 7 35 0 001 003.013.

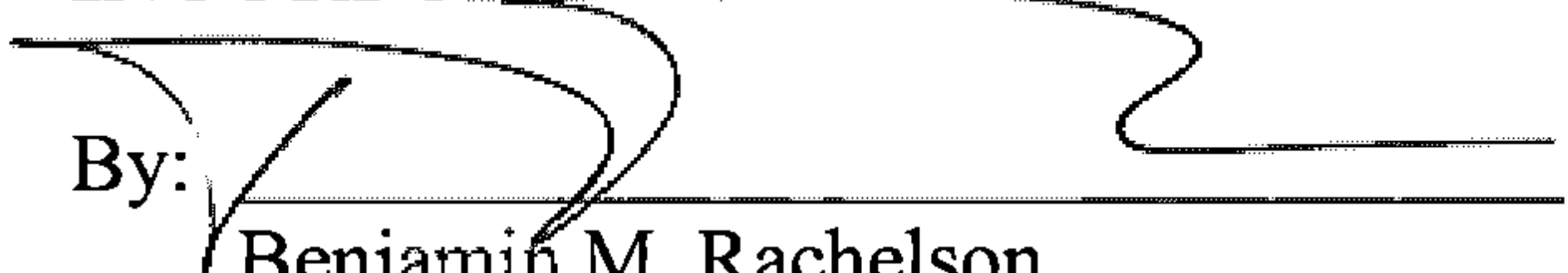
Legal Description: Exhibit “A” attached.

That said lien is claimed, separately and severally, as to both the buildings and improvements thereon, and the said land to the extent of the entire lot or parcel which is contained within a city or town. If the said land is not within a city or town, this lien is claimed, separately and severally, as to the building and improvements located on the above-described real estate, plus one (1) acre of land surrounding and contiguous thereto.

That said lien is claimed to secure an indebtedness of \$10,987.62 owed by Epic Construction Services, LLC, a North Carolina limited liability company not registered to do business in Alabama, with interest from June 26, 2025, for materials furnished for construction and improvements on the property described above.

The name of the owner or proprietor of the said property is GC River Rodge, L.P., c/o Business Filings Incorporated, 2 North Jackson St., Suite 605, Montgomery, AL 35104.

**CAPITOL MATERIALS,
INCORPORATED**

By: 

Benjamin M. Rachelson

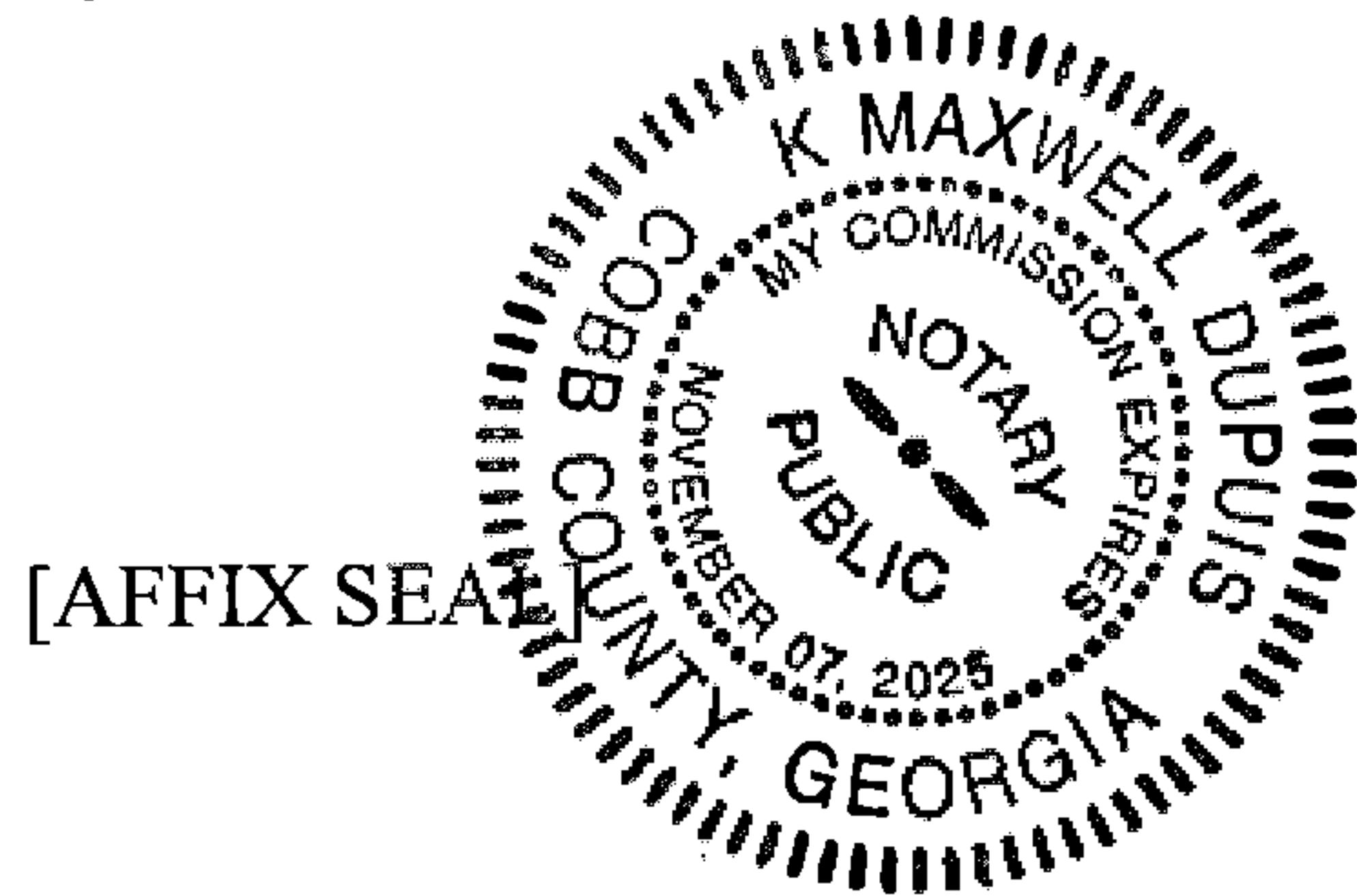
Title: Attorney for Capitol Materials,
Incorporated

STATE OF GEORGIA)

COUNTY OF FULTON)

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that BENJAMIN M. RACHELSON, whose name as Attorney for **Capitol Materials, Incorporated** is signed to the foregoing Verified Statement of Lien, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Verified Statement of Lien, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of September, 2025.



K. Maxwell Dupuis
NOTARY PUBLIC
My Commission Expires: Nov 7, 2025

This Document Prepared By:
Benjamin M. Rachelson, Esq.
Adams and Reese LLP
3455 Peachtree Rd., NE
Suite 1750
Atlanta, GA 30326

EXHIBIT A

LEGAL DESCRIPTION

Parcel I:

Lot 3-A, according to the Survey of River Ridge Plaza Lot 3 Resurvey, as recorded in Map Book 31, page 58, in the Probate Office of Shelby County, Alabama.

Together with easement rights as contained in that certain Reciprocal Easement and Operating Agreement recorded as Instrument 1999-38039, in the Probate Office of Shelby County, Alabama; and

Together with easement rights as contained in that certain Operation and Easement Agreement recorded as Instrument 1999-38041, in the Probate Office of Shelby County, Alabama, as amended by Scrivener's Affidavit recorded as Instrument 200104-4979 in the Probate Office of Jefferson County, Alabama; and First Amendment to Operation and Easement Agreement recorded as Instrument 20021217000629710, re-recorded in Instrument 200302120000868830 in the Probate Office of Shelby County, Alabama; and

Together with easement rights as contained in Grant of Easements recorded as Instrument 2000-01426, in the Probate Office of Shelby County, Alabama; and

Together with easement rights as contained in Construction, Operations, Restrictions and Easement Agreement recorded as Instrument 2001-37114 and 20030512000291030, in the Probate Office of Shelby County, Alabama.

Together with easement rights as contained in Detention Pond and Drainage Easement recorded as Instrument 20030512000291040, in the Probate Office of Shelby County, Alabama.

Parcel II:

Lot 5, according to the Survey of River Ridge Plaza, as recorded in Map Book 26, page 14, In the Probate Office of Shelby County, Alabama.

Together with easement rights as contained in that certain Reciprocal Easement and Operating Agreement recorded as Instrument 1999-38039, in the Probate Office of Shelby County, Alabama; and

Together with easement rights as contained in that certain Operation and Easement Agreement recorded as Instrument 1999-38041, in the Probate Office of Shelby County, Alabama, as amended by Scrivener's Affidavit recorded as Instrument 200104-4979 in the Probate Office of Jefferson County, Alabama; and First Amendment to Operation and Easement Agreement recorded as Instrument 20021217000629710, re-recorded in Instrument 200302120000868830 in the Probate Office of Shelby County, Alabama; and

Together with easement rights as contained in Grant of Easements recorded as Instrument 2000-01426, in the Probate Office of Shelby County, Alabama; and

Together with easement rights as contained in Construction, Operations, Restrictions and Easement Agreement recorded as Instrument 2001-37114 and 20030512000291030, in the Probate Office of Shelby County, Alabama.

Together with easement rights as contained in Detention Pond and Drainage Easement recorded as Instrument 20030512000291040, in the Probate Office of Shelby County, Alabama.

Parcel III:

Lots 3-B, according to the Survey of River Ridge Plaza Lot 3 Resurvey, as recorded in Map Book 31, page 58, in the Probate Office of Shelby County, Alabama.

Together with easement rights as contained in that certain Reciprocal Easement and Operating Agreement recorded as Instrument 1999-38039, in the Probate Office of Shelby County, Alabama; and

Together with easement rights as contained in that certain Operation and Easement Agreement recorded as Instrument 1999-38041, in the Probate Office of Shelby County, Alabama, as amended by Scrivener's Affidavit recorded as Instrument 200104-4979 in the Probate Office of Jefferson County, Alabama; and First Amendment to Operation and Easement Agreement recorded as Instrument 20021217000629710, re-recorded in Instrument 200302120000868830 in the Probate Office of Shelby County, Alabama; and

Together with easement rights as contained in Grant of Easements recorded as Instrument 2000-01426, in the Probate Office of Shelby County, Alabama; and

Together with easement rights as contained in Construction, Operations, Restrictions and Easement Agreement recorded as Instrument 2001-37114 and 20030512000291030, in the Probate Office of Shelby County, Alabama.

Together with easement rights as contained in Detention Pond and Drainage Easement recorded as Instrument 20030512000291040, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2025 10:19:48 AM
\$31.00 PAYGE
20250916000281110

Allie S. Bayl