

Prepared By:
Associa Client Shared Service Center
2301 N Greenville Ave Ste 100
Richardson, TX 75082

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10/24/2025 02:51:59 PM
LIEN 1/2

NOTICE OF ASSESSMENT LIEN
LAKE WILBORN RESIDENTIAL ASSOCIATION, INC.
File No.: 800042 – 8001425343

THE STATE OF ALABAMA §
 §
COUNTY OF SHELBY §

WHEREAS that certain Declaration of Covenants, Conditions and Restrictions for Lake Wilborn Residential Association, Inc. (hereinafter “**Association**”), recorded in the Probate Records Office of Shelby County, Alabama (hereinafter “**Declaration**”) provides for a lien against the property located at **2239 Black Creek Crossing, Hoover, AL 35244** (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, **TAYLOR WHITE AND MEREDITH WHITE**, (hereinafter “**Owner**,” whether one or more) is the Owner of the Property legally described as follows:

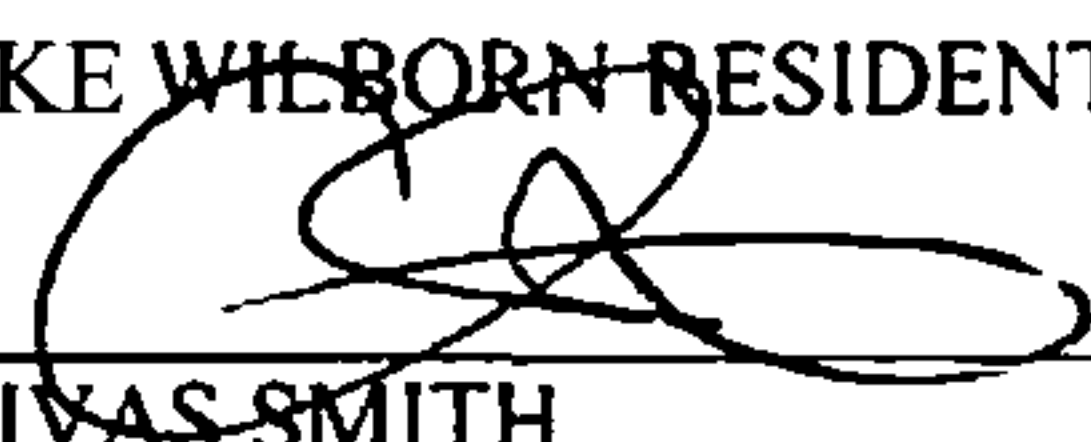
SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION

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 **10/13/2025** equal to **\$577.14**, 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.

EXECUTED this 22 day of October, 2025.

LAKE WILBORN RESIDENTIAL ASSOCIATION, INC.



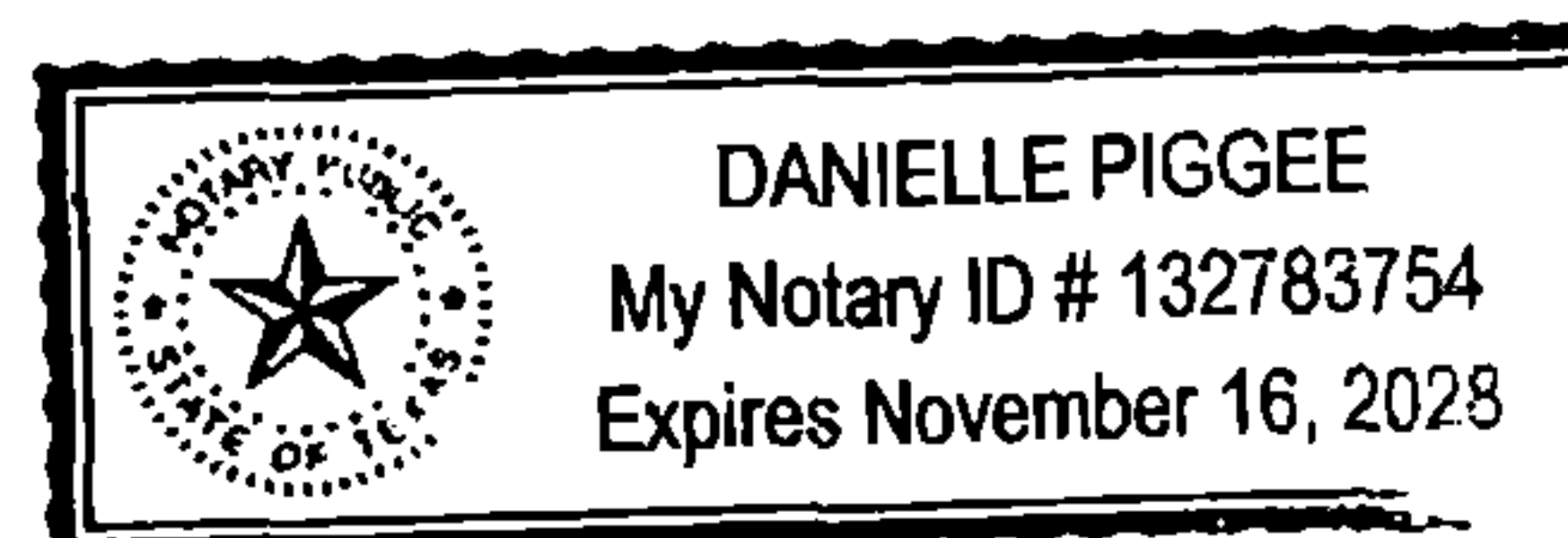
CHIVAS SMITH
SENIOR MANAGER, CLIENT ACCOUNTING
ASSOCIA® MCKAY MANAGEMENT
MANAGING AGENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 22 day of October, 2025, by Chivas Smith, Senior Manager, Client Accounting acting on behalf of Associa McKay Management, the duly authorized agent for Lake Wilborn Residential Association, Inc.



NOTARY PUBLIC
STATE OF TEXAS

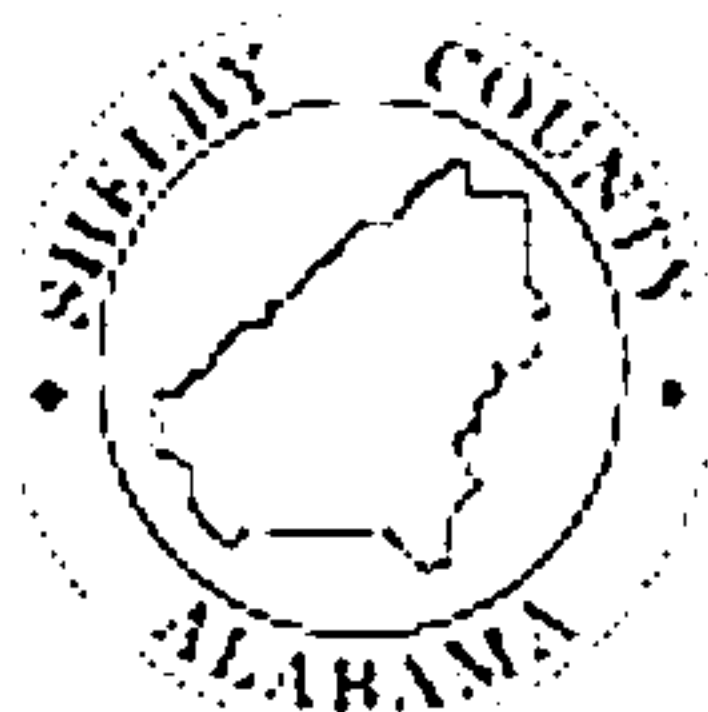


11-16-28
WHEN RECORDED MAIL COPY TO:
Associa Client Shared Services Center
2301 N Greenville Ave Ste 100
Richardson, Texas 75082

EXHIBIT "A"LEGAL DESCRIPTION

Lot 53, according to the Survey of Lake Wilborn Phase 1A, as recorded in Map Book 48, Page 18 A and B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 2018 and subsequent years, a lien not yet due and payable; (2) Easement(s), building line(s) and restriction(s) as shown on recorded map; (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein; (4) Right-of-way granted to Alabama Power Company recorded in Inst. No. 2017-10232, Inst. No. 2017-40343 and Inst. No. 2017-397480; (5) Restrictions appearing of record in Inst. No. 9863-4186; Inst. No. 2002-4257 and Inst. No. 2016-5874 (Shelby County), Inst. No. 2016-17965 (Jefferson County); Inst. No. 2018-45937 (Jefferson County) and Inst. No. 2018-15451 (Shelby County); (6) Right-of-way granted to Alabama Power Company recorded in Volume 143, Page 353, Volume 239, Page 539; Bessemer Volume 1015, Page 69; Bessemer Volume 1015, Page 72; Bessemer Volume 1015, Page 75; Inst. No. 200013-7924; Volume 730, Page 383 and Real 26, Page 773; (7) Sanitary Sewer pipeline from Auburn University Foundation to Jefferson County as recorded in Inst. No. 9962-1659; (8) Permanent Sanitary Sewer Easement in favor of Jefferson County as recorded in Inst. No. 9863-911; (9) Storm water drainage easement agreement between USX and City of Hoover as recorded in Inst. No. 9961-2379 and Inst. No. 9961-2380; (10) Transmission Line Permit granted to Alabama Power Company as set forth in Deed Book 138, Page 914; Deed Book 138, Page 96 and Deed Book 238, Page 137; (11) Sanitary Sewer Easement in favor of Jefferson County Alabama referred to as the Fleming Sewer Extension Easement as recorded in LR 200662, Page 25279 in Jefferson County, and Inst. No. 20060418000180510 in Shelby County; (12) Restrictions appearing of record in Inst. No. 2017-33399; Inst. No. 2017094767; Inst. No. 2017-452070 and Inst. No. 2018-12920; (13) Easement Agreement between US Steel Corp. and P. R. Wilborn, LLC recorded in Inst. No. 2016017964 (Jefferson County); Inst. No. 2016-5873 (Shelby County); Inst. No. 2018-45949 (Jefferson County) and Inst. No. 2018-15448 (Shelby County); and (14) Right of way to Water Works Board of the City of Birmingham recorded in Inst. No. 2017-338660.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/24/2025 02:51:59 PM
 \$25.00 BRITTANI
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Allen S. Bayl