

THIS INSTRUMENT PREPARED BY
SELECTIVE MANAGEMENT SERVICES
211 Yeager Parkway, Suite B
Pelham, AL 35124
(205) 624-3586

STATE OF ALABAMA)
COUNTY OF SHELBY)

LIEN FOR ASSESSMENTS

The Old Ivy Homeowners Association, Inc. files this statement in writing, verified by the oath of Shelby Rodda as the claimant of the Old Ivy Homeowners Association, Inc. who has personal knowledge of the facts herein set forth:

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

LOT 137, ACCORDING TO THE SURVEY OF OLD IVY SUBDIVISION PHASE 2, BEING A RESURVEY OF PORTIONS OF LOTS 22-23, TRACT FIFTY-ONE SUBDIVISION, PARCEL "B", RECORDED AS DOCUMENT NUMBER 20051027000561200 AND MAP BOOK 36, PAGE 6-A AND PAGE 6-B, IN THE PROBATE OFFICE OF SHLEBY COUNTY, ALABAMA.

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

Said lien is claimed to secure an indebtedness of \$539.00 for assessments levied on the above-described property with interest from to-wit: the 1st day of January 2025 as well as interest accrued thereafter and fee, late charges and costs of collection as allowed by the Old Ivy Homeowners Association, Inc. in accordance with the Declaration of Covenants, Conditions, and Restrictions for Old Ivy, A planned Residential Community, which is filed for record in the Probate Office of said County.

The name of the owner/owners of the said property is COACH HOLDINGS LLC.

OLD IVY HOMEOWNERS' ASSOCIATION INC.

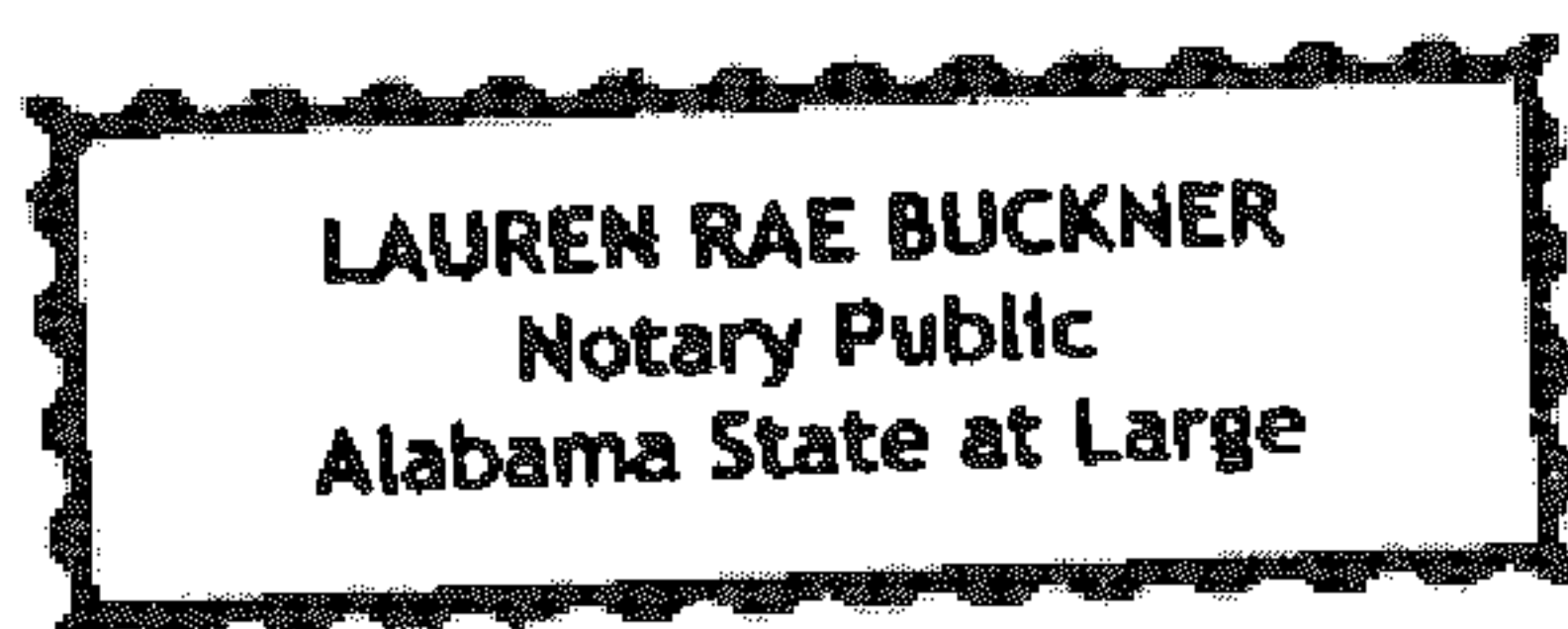
By: *Shelby Rodda*
Its: Claimant

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public, in and for said State at Large, hereby certify that Shelby Rodda, whose name as Claimant of the Old Ivy Homeowners Association, an Alabama non-profit corporation, is signed to the forgoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, as such officer with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid.

Given under my hand and official seal, this the 25 November 2025.

Notary Public: *Lauren Rae Buckner*
My commission expires: 2/28/27



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/25/2025 01:31:00 PM
\$22.00 BRITTANI
20251125000362400

Alvin S. Boyd