

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 123, ACCORDING TO THE SURVEY OF OLD IVY SUBDIVISION PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 6A AND 6B, IN THE PROBATE OFFICE OF SHELBY 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 **\$580.23** for assessments levied on the above-described property with interest from to-wit: the 1<sup>st</sup> 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 **Nira and Yuval Shavitt.**

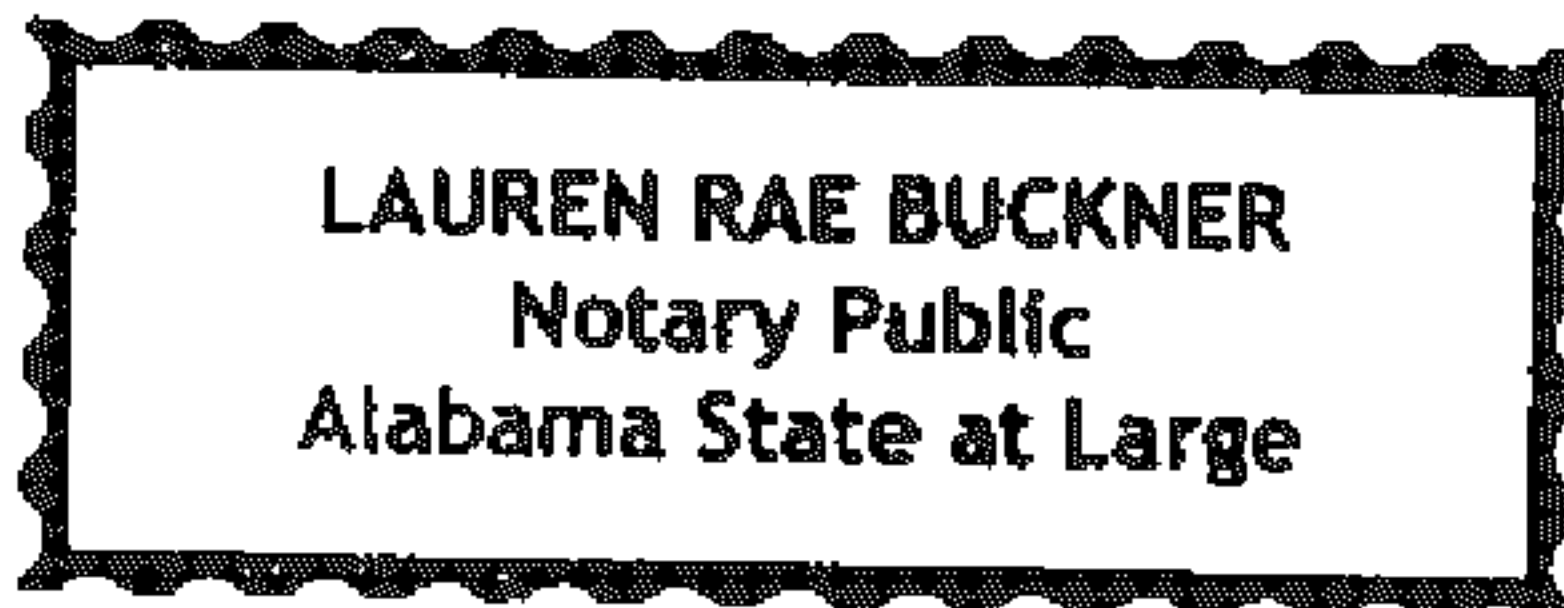
**OLD IVY HOMEOWNERS' ASSOCIATION INC.**

By: *Shelby Rodda*  
Its: Claimant

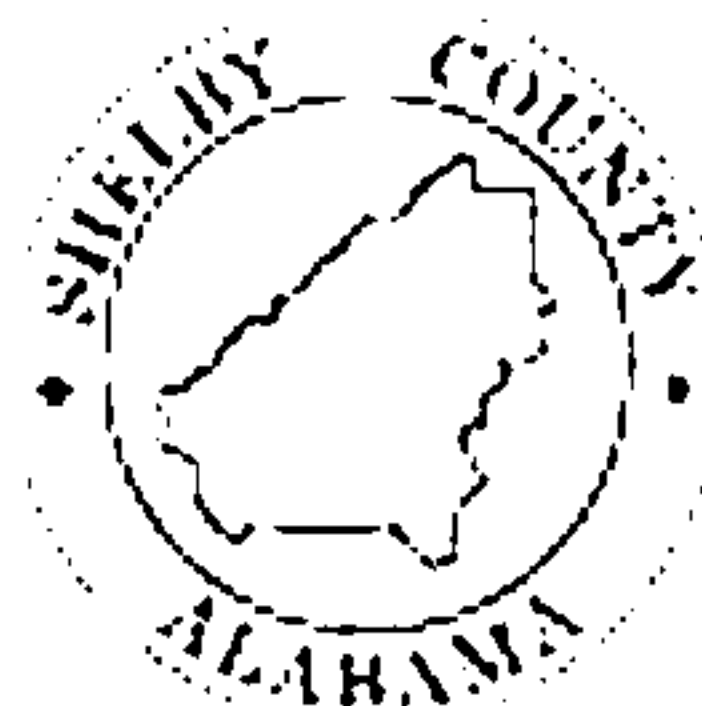
STATE OF ALABAMA )  
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I, the undersigned Notary Public, in and for said State at Large, hereby certify that Shelby Rodda, whose name as Claimant of the Old Ivy Homeowners Association, an Alabama non-profit corporation, is signed to the forgoing instrument, 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: *Jay Rader*  
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 01:31:02 PM  
\$22.00 BRITTANI  
20251125000362420

*Allie S. Boyd*