

PREPARED BY:

Schwartz Vays
7215 NE 4th Ave #101
Miami, FL 33138
(800) 875-9221

RECORD AND RETURN TO:

Schwartz Vays
7215 NE 4th Ave #101
Miami, FL 33138

CLAIM OF LIEN

BEFORE ME, the undersigned notary public, personally appeared, Antonio Martin, who was duly sworn and says that he/she is the authorized agent of the Lienor, Old Cahaba HOA, a Alabama not for profit corporation (the "Association"), and that in accordance with Alabama Statutes and the Association's Declaration, together with all subsequent supplements and amendments thereto (collectively, the "Covenants"), and the articles of incorporation and bylaws of the Association, said Association is owed the following amounts for shares of the common expenses:

Assessments:	\$350.00
Interest:	\$1.73
Late Fees:	\$0.00
Collection Cost and Attorneys fees:	\$618.84
<u>Other Charges</u>	<u>\$0.00</u>
TOTAL:	\$970.57

plus, interest at the rate of 6 % per annum from the date due until paid. This claim of Lien shall also secure all unpaid assessments, interest, late fees, collection costs and attorney's fees subsequent to the date of this Claim of Lien.

The Lienor claims this lien on the following described property Shelby County, Alabama:

Property Address: 821 Madison Lane Helena, AL 35080
APN #: 139304002016000
T.S. No: CVG2-IRDM

Legal Description: LOT 2209, ACCORDING TO THE SURVEY OF RIVERBEND AT OLD CAHABA PHASE 2, AS RECORDED IN MAP BOOK 45, PAGE 32 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The record owner(s) of the Subject Property is/are WILLIE F VANN & EBONE MONIQUE ROBINSON.

Date: 12/1/2025

Old Cahaba HOA

Witness 1:

[Signature]
Ari Adra

Print Name:

Witness 2:

[Signature]
Andres Aleman

Print Name:

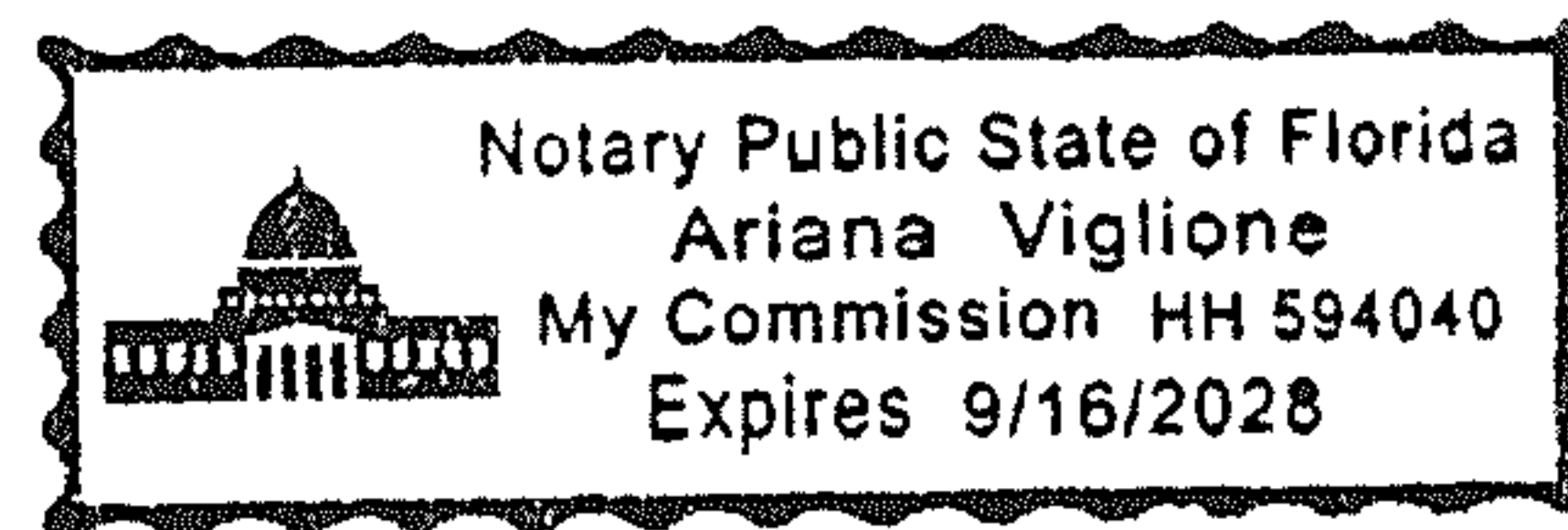
By:

[Signature]
Antonio Martin, Authorized Agent of Old Cahaba HOA

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me on this 1 day of December, 2025 by Antonio Martin, Authorized Agent of Old Cahaba HOA, who [] produced _____ as identification or [X] is personally known to me and who did take an oath that the matters contained herein are true and correct.

[Signature]
Notary Public, State of Florida at Large



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/18/2025 08:09:38 AM
\$25.00 KELSEY
20251218000386410

[Signature]