

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:	\$700.00
Interest:	\$0.00
Late Fees:	\$0.00
Collection Cost and Attorneys fees:	\$512.86
<u>Other Charges</u>	<u>\$0.00</u>
TOTAL:	\$1,212.86

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: 173 River Crest Lane Helena, AL 35080

APN #: 139301003063000

T.S. No: CVG2-9JW4

Legal Description: THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 2074, OLD CAHABA, PHASE V, 6TH ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 37, PAGE 62, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

The record owner(s) of the Subject Property is/are SHARON T MCSWAIN.

Date: 1/28/2026

Old Cahaba HOA

Witness 1:

[Signature]
Ari Adon

Print Name:

By:

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

Witness 2:

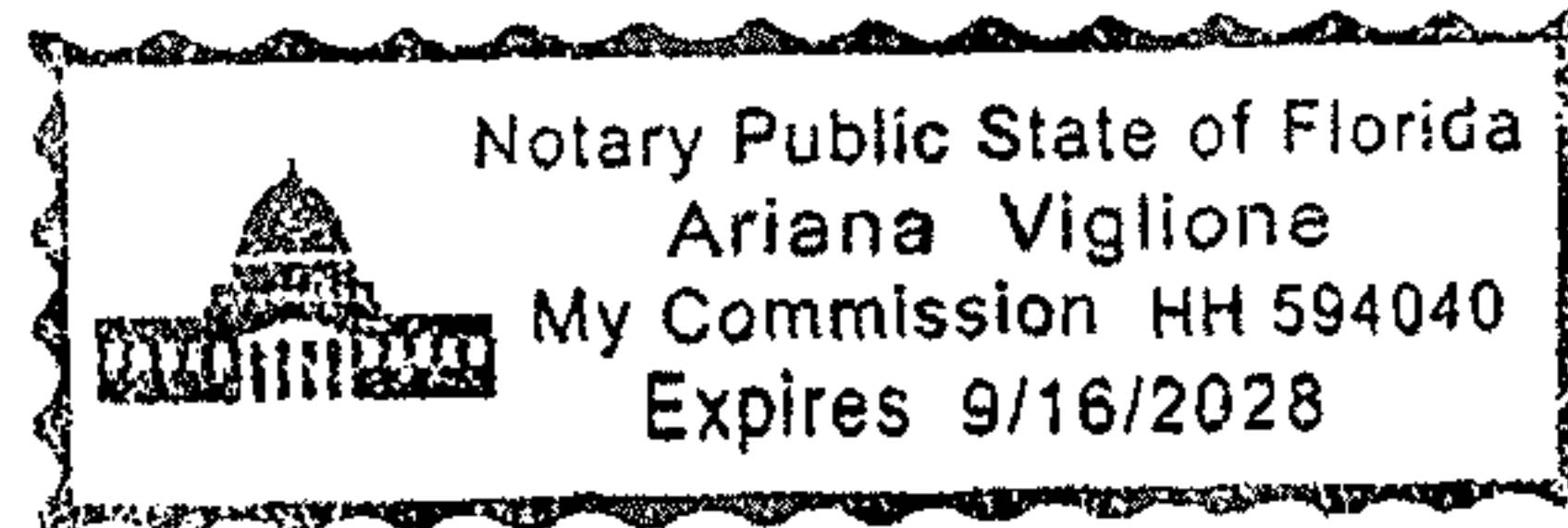
[Signature]
Camila Mora

Print Name:

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me on this 28 day of January, 2026 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
01/29/2026 08:03:03 AM
\$25.00 KELSEY
20260129000026800

[Signature]