

**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:	\$1.78
Late Fees:	\$0.00
Collection Cost and Attorneys fees:	\$400.00
<u>Other Charges</u>	<u>\$265.00</u>
<b>TOTAL:</b>	<b>\$1,016.78</b>

plus, interest at the rate of 6.0 % 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: 1282 Old Cahaba Trace Helena, AL 35080

APN #: 134202002048000

T.S. No: CVG2-IBQ4

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

LOT 303, ACCORDING TO THE SURVEY OF OLD CAHABA OAK RIDGE SECTOR, AS RECORDED IN MAP BOOK 25, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The record owner(s) of the Subject Property is/are ANGELIA D BERRY.

Date: 2/20/2026

Old Cahaba HOA

Witness 1:

[Signature]  
A. A. A.

Print Name:

By:

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

Witness 2:

[Signature]

Print Name:

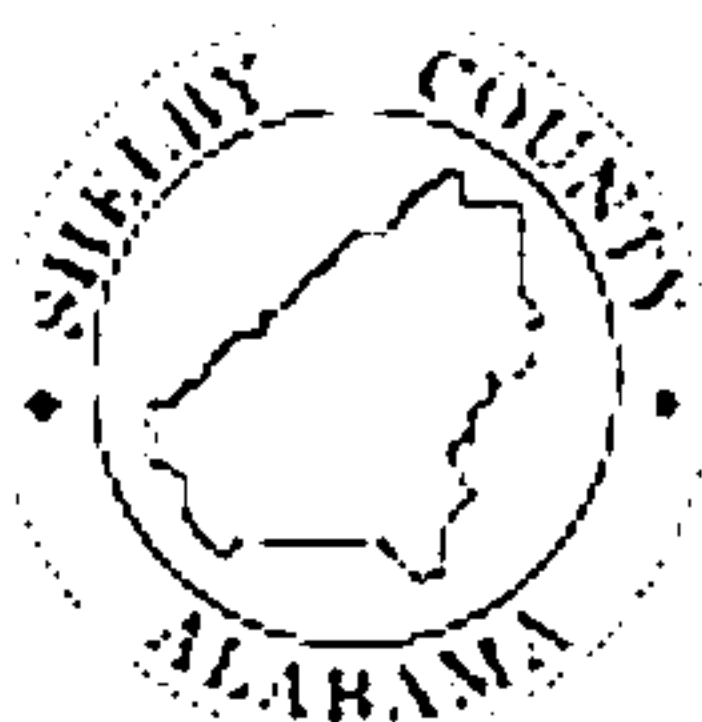
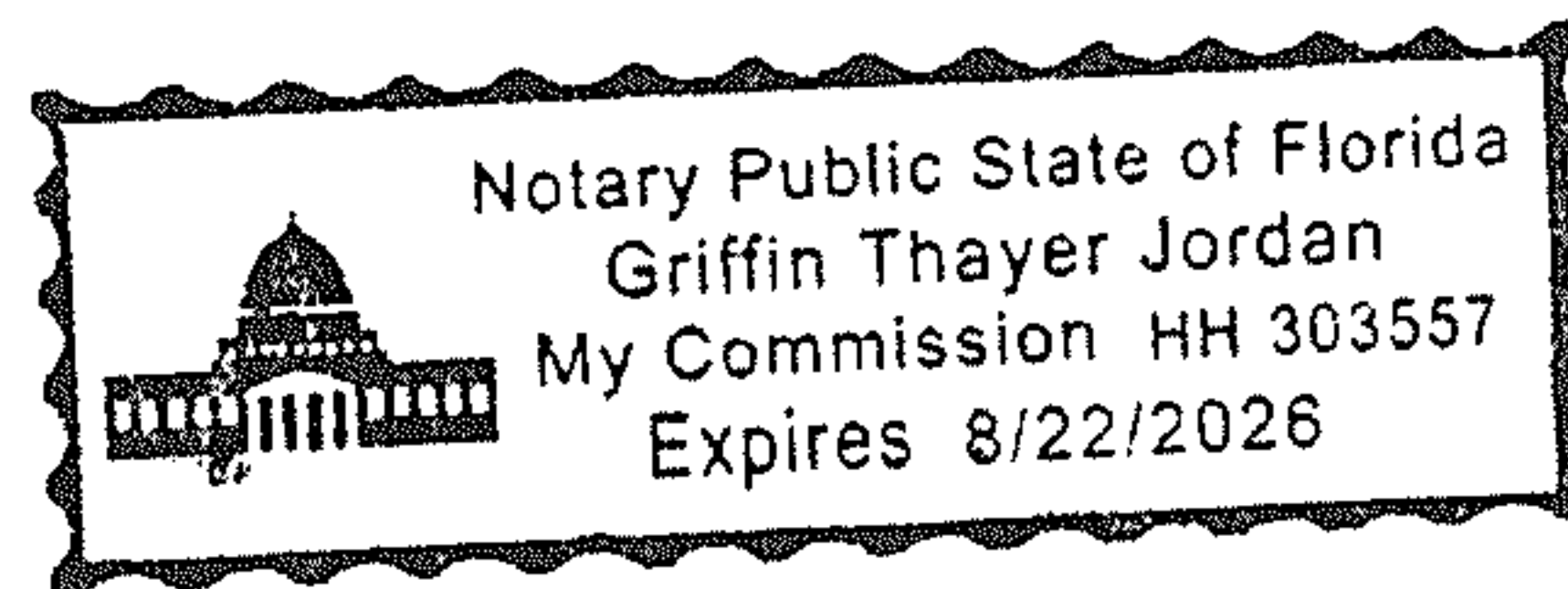
SOVARDO SCHEINMAN

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me on this 20 day of February, 2026 by Antonio Martin, Authorized Agent of Old Cahaba HOA, who [ ] produced \_\_\_\_\_ as identification or [ ] 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  
03/03/2026 12:42:52 PM  
\$25.00 BRITTANI  
20260303000060800

Alvin S. Bayl