

This instrument prepared by:
Madeline K. Bader
Coulter & Sierra, LLC
22 Inverness Center Parkway, Suite 600
Birmingham, AL 35242

20191217000466930
12/17/2019 01:41:40 PM
LIEN 1/2

STATE OF ALABAMA
COUNTY OF SHELBY

LIEN FOR ASSESSMENTS

Riverchase Residential Association, Inc. files this statement in writing, verified by oath of Stephanie Panagiotides, as Association Manager of Riverchase Residential Association, Inc., who has personal knowledge of the facts herein set forth:


That said Riverchase Residential Association, Inc. claims a lien upon the following property, situated in Shelby County, Alabama, to wit:

Please See Exhibit "A"

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

This claim of lien is for unpaid and delinquent annual assessments in the amount of **\$768.30**, which, under and pursuant to the provisions of the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), are past due as of the date hereof, together with interest thereon, and costs of collection, including attorney's fees, as provided in said Declaration. Also, this claim of lien is to secure any and all assessments, together with interest thereon, and costs of collection, including attorney's fees, which may hereafter come due to, in respect to the above described property until this claim of lien is canceled of record.

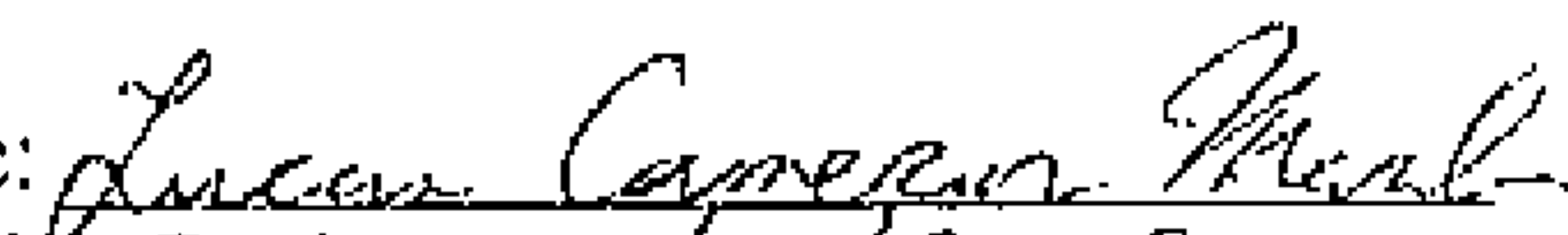
The name of the owner of the said property is Dustin Stanfield.

RIVERCHASE RESIDENTIAL ASSOCIATION, INC.

BY: Stephanie Panagiotides
ITS: Association Manager

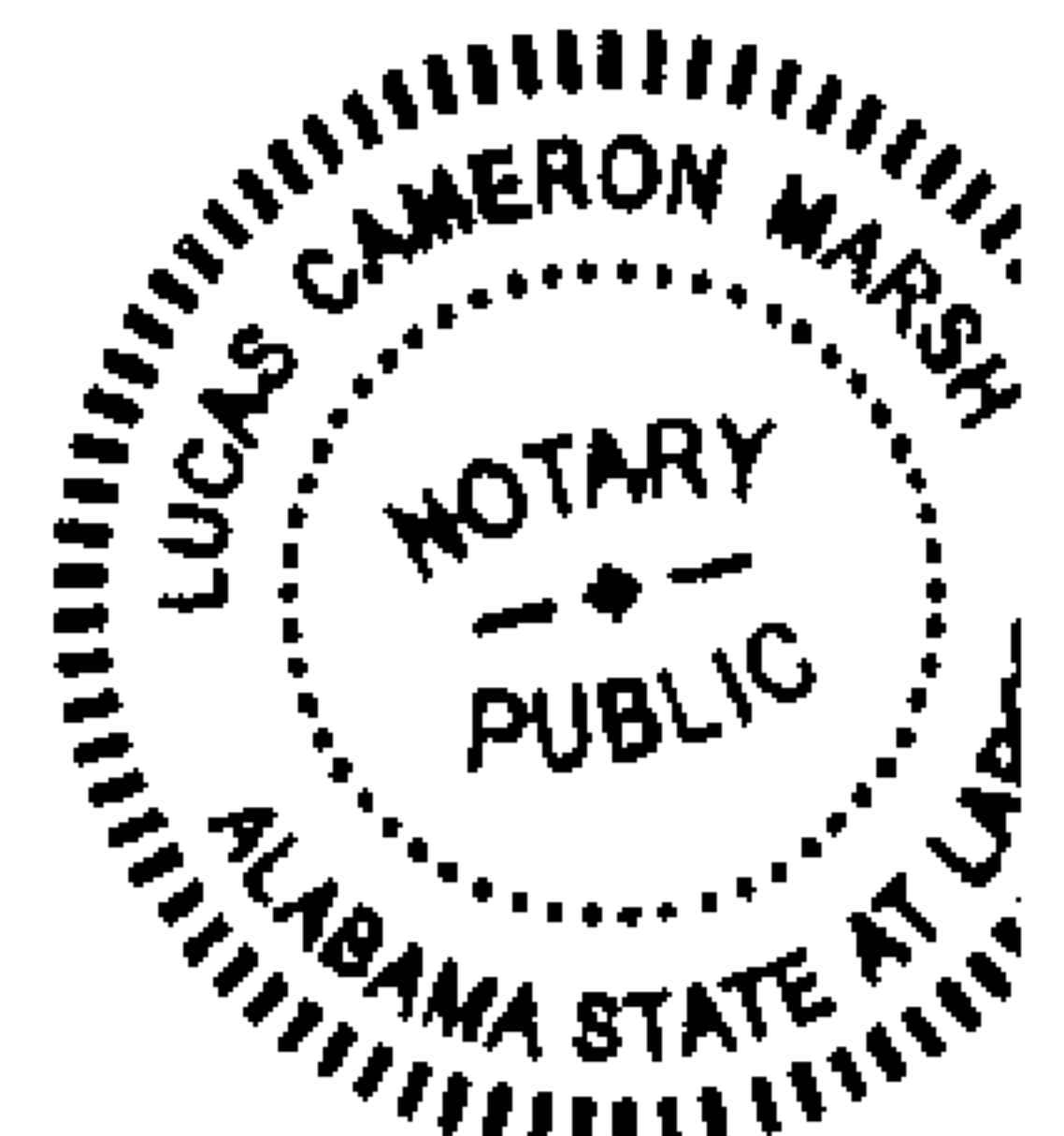
STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned Notary Public, in and for said State at Large, hereby certify that Stephanie Panagiotides, as Association Manager for Riverchase Residential Association, Inc., a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, and that the same are true and correct to the best of her knowledge and, she, with full authority, executed the same voluntarily for and as the act of said corporation.

Sworn to and subscribed to before me this 13 day of December, 2019.

Notary Public: 
My Commission Expires: 7/17/2023

[NOTARY SEAL]



EXHIBITA

Lot 25A, according to a Resurvey of Lots 24 and 25, Third Addition to Riverchase Country Club, Residential Subdivision, as recorded in Map Book 7, Page 146 in the Probate Office of Shelby County, Alabama; less and except the following: From the most Northerly corner of said Lot 24-A (being a common corner with Lot 25-A) run in a Southeasterly direction along the common line between Lots 24-A and 25-A for a distance of 57.33 feet to the Point of Beginning; thence turn an angle to the left of 3 degrees 49 minutes and run in an Easterly direction for a distance of 35.05 feet; thence turn an angle to the right of 6 degrees 59 minutes 30 seconds and run in a Southeasterly direction for a distance of 42.05 feet; thence turn an angle to the left of 9 degrees 12 minutes 08 seconds and run in an Easterly direction for a distance of 42.22 feet; thence turn an angle of left 35 degrees 55 minutes 46 seconds and run in a Northeasterly direction for a distance of 60.74 feet; thence turn an angle to the right of 15 degrees 00 minutes 45 seconds and run in an Easterly direction for a distance of 51.61 feet, more or less to the most Easterly corner of Lot 25-A, thence turn an angle to the right and run in a Southwesterly direction along the common line of said Lots 24-A and 25-A for a distance of 117.22 feet to a common corner of said lots 24-A and 25-A, thence turn an angle to the right and run in a Northwesterly direction along the common line of said Lots 24-A and 25-A for a distance of 114.95 feet, more or less, to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/17/2019 01:41:40 PM
\$25.00 CHARITY
20191217000466930

Allen S. Bayl