

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

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01/13/2020 01:22:52 PM
LIEN 1/1

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:

All that certain parcel of land situated in the County of Shelby and State of Alabama, being known and designated as Lot 12, according to the survey of the First Addition to Riverchase County Club, recorded in Map Book 6, Page 143, in the Probate Office of Shelby County, Alabama.

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 \$253.05, 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 Joseph M. Zellner and Gianna Zellner.

RIVERCHASE RESIDENTIAL ASSOCIATION, INC.

Stephanie Panagiotides
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 9 day of January, 2020

Notary Public: Lucas Cameron Marsh
My Commission Expires: 7/17/2023

[NOTARY SEAL]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/13/2020 01:22:52 PM
\$22.00 CHERRY
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Allen S. Bayl

