

This instrument prepared by:  
Mary Katherine Flanagan  
Coulter & Sierra, LLC  
22 Inverness Center Parkway, Suite 600  
Birmingham, AL 35242



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/12/2020 11:42:46 AM  
\$23.00 CHARITY  
20200612000240170

*Allen S. Bayl*

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:

Lot 703, according to the survey of Riverchase County Club, Seventh Addition Residential Subdivision as recorded in Map Book 8, page 176 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record.

Mining and mineral rights excepted

This claim of lien is for unpaid and delinquent annual assessments in the amount of **\$354.00**, 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 SouthTrust Bank of Alabama, N.A. as Trustee of the Marital Share Trust created under the Last Will and Testament of Sam P. Bruno, deceased.

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 10<sup>th</sup> day of June, 2020.

Notary Public: *Lucas Cameron Marsh*

My Commission Expires: 7/17/2023

[NOTARY SEAL]

