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01/26/2021 12:52:10 PM
LIEN 1/3

THIS INSTRUMENT PREPARED BY:
Kate Wiggins

RIVERCHASE BUSINESS ASSOCIATION
5 Riverchase Ridge
Birmingham, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

LIEN FOR ASSESSMENTS

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

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

Parcel I.D. Number: 104160001001.029

PARCEL I:

NORTH BUILDING PARCELS:

A part of Lot 1, AmSouth Riverchase, as recorded in Map Book 18, Page 83, as recorded in the Probate Office of Shelby County, Alabama and being a parcel of land situated in the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 19 South, Range 2 West, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 19 South, Range 2 West and turn an angle of 138° 22' 53" to the left from the East line of said 1/4-1/4 section and run in a Southwesterly direction a distance of 811.07 feet to the POINT OF BEGINNING; thence 34° 16' 51" to the right in a Southwesterly direction a distance of 59.41 feet to a point; thence 87° 22' 07" to the left in a Southeasterly direction a distance of 14.27 feet to a point; thence 90° 00' to the right in a Southwesterly direction a distance of 23.50 feet to a point; thence 90° 00' to the left in a Southeasterly direction a distance of 9.75 feet to a point; thence 90° 00' to the right in a Southwesterly direction a distance of 269.00 feet to a point; thence 90° 00' to the left in a Southeasterly direction a distance of 13.17 feet to a point; thence 90° 00' to the right in a Southwesterly direction a distance of 54.17 feet to a point; thence 90° 00' to the right in a Northwesterly direction a distance of 13.17 feet to a point; thence 90° 00' to the left in a Southwesterly direction a distance of 159.42 feet to a point; thence 90° 00' to the right in a Northwesterly direction a distance of 17.75 feet to a point; thence 90° 00' to the right in a Northeasterly direction a distance of 2.00 feet to a point; thence 90° 00' to the left in a Northwesterly direction a distance of 59.75 feet to a point; thence 90° 00' to the right in a Northeasterly direction a distance of 9.75 feet to a point; thence 90° 00' to the left in a Northwesterly direction a distance of 25.75 feet to a point; thence 90° 00' to the right in a Northeasterly direction a distance of 6.50 feet to a point; thence 90° 00' to the left in a Northwesterly direction a distance of 25.75 feet to a point; thence 90° 00' to the right in a Northeasterly direction a distance of 269.50 feet to a point; thence 90° 00' to the left in a Northwesterly direction a distance of 8.92 feet to a point; thence 90° 00' to the right in a Northeasterly direction a distance of 67.53 feet to a point; thence 90° 00' to the right in a Southeasterly direction a distance of 8.92 feet to a point; thence 90° 00' to the left in a Northeasterly direction a distance of 69.47 feet to a point; thence 90° 59' 36" to the left in a Northwesterly direction a distance of 9.42 feet to a point; thence 88° 46' 53" to the right in a Northeasterly direction a distance of 125.30 feet to a point; thence 89° 34' 51" to the right in a Southeasterly direction a distance of 13.73 feet to a point; thence 90° 00' to the left in a Northeasterly direction a distance of 5.52 feet to a point; thence 87° 22' 05" to the right in a Southeasterly direction a distance of 103.48 feet to the POINT OF BEGINNING.

SOUTH BUILDING PARCEL:

02/03/2006 14:00:00

A part of Lot 1, AmSouth Riverchase, as recorded in Map Book 18, Page 83, as recorded in the Probate Office of Shelby County, Alabama and being a parcel of land situated in the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 19 South, Range 2 West, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 19 South, Range 2 West and turn an angle of 145° 11' 03" to the left from the East line of said 1/4-1/4 section and run in a Southwesterly direction a distance of 1259.28 feet to the POINT OF BEGINNING; thence 55° 42' 40" to the right in a Westerly direction a distance of 336.50 feet to a point; thence 90° 00' to the right in a Northerly direction a distance of 13.58 feet to a point; thence 90° 00' to the left in a Westerly direction a distance of 50.00 feet to a point; thence 90° 00' to the right in a Northerly direction a distance of 80.17 feet to a point; thence 90° 00' to the right in an Easterly direction a distance of 21.00 feet to a point; thence 90° 00' to the left in a northerly direction a distance of 15.50 feet to a point; thence 90° 00' to the right in an Easterly direction a distance of 10.75 feet to a point; thence 90° 00' to the left in a Northerly direction a distance of 19.75 feet to a point; thence 90° 00' to the right in an Easterly direction a distance of 373.00 feet to a point; thence 90° 00' to the right in a Southerly direction a distance of 25.75 feet to a point; thence 90° 00' to the right in a Westerly direction a distance of 18.25 feet to a point; thence 90° 00' to the left in a Southerly direction a distance of 103.25 feet to the POINT OF BEGINNING.

PEDESTRIAN BRIDGE PARCEL:

A part of Lot 1, AmSouth Riverchase, as recorded in Map Book 18, Page 83, as recorded in the Probate Office of Shelby County, Alabama and being a parcel of land situated in the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 19 South, Range 2 West, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 19 South, Range 2 West and turn an angle of 137° 37' 30" to the left from the East line of said 1/4-1/4 section and run in a Southwesterly direction a distance of 1223.52 feet to the POINT OF BEGINNING; thence 48° 09' 08" to the right in a Westerly direction a distance of 108.09 feet to a point; thence 84° 00' to the right in a Northwesterly direction a distance of 178.09 feet to a point; thence 86° 19' 47" to the right in a Northeasterly direction a distance of 20.51 feet to a point; thence 87° 40' 14" to the right in a Southeasterly direction a distance of 3.93 feet to a point; thence 90° 00' to the left in a Northeasterly direction a distance of 54.17 feet to a point; thence 90° 00' to the left in a Northwesterly direction a distance of 1.72 feet to a point; thence 92° 19' 45" to the right in a Northeasterly direction a distance of 33.00 feet to a point; thence 93° 40' 13" to the right in a Southeasterly direction a distance of 196.28 feet to the POINT OF BEGINNING.

PARKING DECK PARCEL:

A part of Lot 1, AmSouth Riverchase, as recorded in Map Book 18, Page 83, as recorded in the

Probate Office of Shelby County, Alabama and being a parcel of land situated in the South 1/2 of the Southeast 1/4 of Section 19, Township 19 South, Range 2 West, and the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 19 South, Range 2 West, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 19 South, Range 2 West and turn an angle of 137° 24' 35" to the left from the East line of said 1/4-1/4 section and run in a Southwesterly direction a distance of 1664.71 feet to the POINT OF BEGINNING; thence 40° 56' 17" to the right in a Southeasterly direction a distance of 62.71 feet to a point; thence 90° 00' to the right in a Northwesterly direction a distance of 0.50 feet to a point; thence 90° 00' to the left in a Southwesterly direction a distance of 305.88 feet to a point; thence 90° 00' to the right in a Northwesterly direction a distance of 130.87 feet to a point; thence 90° 00' to the left in a Southwesterly direction a distance of 0.50 feet to a point; thence 90° 00' to the right in a Northwesterly direction a distance of 72.71 feet to a point; thence 90° 00' to the right in a Northeasterly direction a distance of 369.08 feet to a point; thence 90° 00' to the right in a Southeasterly direction a distance of 204.08 feet to the POINT OF BEGINNING.

PARCEL II:

All buildings, structures and other improvements lying within the perimetrical boundaries of the descriptions: North Building Tract; South Building Tract; Pedestrian Bridge Building Tract; and Parking Deck Tract (collectively, the "Building Tracts").

PARCEL III:

TOGETHER WITH, perpetual, non-exclusive access and use easements, on and over the site development situated on Lot 1, AmSouth Riverchase, as recorded in Map Book 18, Page 83, as recorded in the Probate Office of Shelby County, Alabama; use of the parking facilities and parking decks and through all common areas for purpose of ingress and egress to the Building Tracts, all as created by that certain Declaration of Grant of Covenants, Easements and Restrictions, dated June 1, 1994 by AmSouth Riverchase, Inc., recorded in the Office of the Judge of Probate of Shelby County, Alabama.

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

That said lien is claimed to secure an indebtedness of \$3500.00 with interest, from to wit: the 1st day of November, 2020, for assessments levied on the above property by the Riverchase Business Association, Inc., which is filed for record in the Probate Office of said county.

The name of the owner of the said property is

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/26/2021 12:52:10 PM
\$28.00 CHARITY
20210126000042360

RIVERCHASE BUSINESS ASSOCIATION

Allen S. Bayle : *Kathryn Davenport*

Its: Manager – Claimant STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned Notary Public, in and for said State at Large, hereby certify that Kathryn Davenport, whose named as Manager of Riverchase Business Association, a corporation, is signed to the forgoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Subscribed and sworn to before me on this the 21 January 2021, by said Affiant.

[Signature]
Notary Public

My Commission Expires:

