

20210127000044500
01/27/2021 10:37:06 AM
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: 104190001001.021

**EXHIBIT "A" to RTC Special Warranty Deed
to AmSouth Bank N.A., Dated December 7, 1992**

The following described real property situated in Jefferson and Shelby Counties, Alabama;

Part of the South half of the NE 1/4 of Section 19, Township 19 South, Range 2 West, Jefferson County, Alabama, and part of the N1/2 of SE 1/4 Section 19, part of the NW 1/4 of SW 1/4 Section 20, and part of the SW 1/4 of NW 1/4 of Section 20, all in Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of SE 1/4 of NE 1/4, Section 19 Township 19 South, Range 2 West, Jefferson County, Alabama, and run thence in a Southerly direction along the East line of said 1/4-1/4 section for a distance of 343.26 feet to an existing iron pin being on the Westerly right-of way line of Interstate Highway #65; thence turn an angle to the left of 18 deg. 35 min. 40 sec. and run in a Southeasterly direction along said right-of-way line for a distance of 288.88 feet to an existing concrete monument; thence turn an angle to the right of 45 deg. 00 min. and run in a Southwesterly direction along said right-of-way line for a distance of 141.18 feet to an existing concrete monument; thence turn an angle to the left of 45 deg. 30 min. and run in a Southeasterly direction along said right-of-way line for a distance of 217.50 feet to an existing concrete monument; thence turn an angle to the left of 28 deg. 24 min. 37 sec. and run in a southeasterly direction along said right-of-way line for a distance of 95.06 feet to an existing concrete monument; thence an angle to the right of 33 deg. 56 min. 58 sec. and run in a Southeasterly direction along said right-of-way line for a distance of 348.10 feet to an existing concrete monument; thence turn an angle to the left of 33 deg 06 min. 03 sec. and run in a Southeasterly direction along said right-of-way line for a distance of 114.60 feet to an existing concrete monument; thence an angle to the right (42 deg. 10 min. 50 sec. to chord) and run in a Southerly direction along said right-of-way line for a distance of 311.21 feet to an existing iron pin; thence turn an angle to the right of 82 deg. 58 min. 53 sec. (from last mentioned chord line) and run in a Southwesterly direction for a distance of 154.84 feet to an existing iron pin; thence turn an angle to the left of 29 deg. 49 min. 50 sec. and run in a Southwesterly direction for a distance of 66.34 feet to an existing iron pin; thence turn an angle to the right of 37 deg. 31 min. 55 sec. and run in a Westerly direction for a distance of 100.00 feet to an existing iron pin; thence turn an angle to the right of 51 deg. 15 min. 55 sec. and run in a Northwesterly direction for a distance of 87.52 feet to an existing iron pin; thence turn an angle to the left of 10 deg. 47 min. 15 sec. and run in a Northwesterly direction for a distance of 62.42 feet to an

existing iron pin; thence turn an angle to the left of 57 deg. 59 min. 05 sec. and run in a Southwesterly direction for a distance of 42.46 feet to an existing iron pin; thence turn an angle to the right of 4 deg. 20 min. 41 sec. and run in a Southwesterly direction for a distance of 52.10 feet to an existing iron pin; thence turn an angle to the left of 6 deg. 46 min. 41 sec. and run in a Southwesterly direction for a distance of 155.35 feet to an existing iron pin; thence turn an angle to the right of 19 deg. 38 min. and run in a Westerly direction for a distance of 194.85 feet to an existing iron pin; thence turn an angle to the left of 14 deg. 32 min. 45 sec. and run in a Southwesterly direction for a distance of 131.13 feet to an existing iron pin; thence turn an angle to the left of 20 deg. 13 min. and run in a Southwesterly direction for a distance of 134.15 feet to an existing iron pin; thence turn an angle to the right of 106 deg. 59 min. and run in a Northwesterly direction for a distance of 27.34 feet to an existing iron pin; thence turn an angle to the left of 90 deg. and run in a Southwesterly direction for a distance of 51.85 feet, more or less, to an existing iron pin being on the curved Northeastly right-of-way line of Parkway Office Circle as shown on map of Riverchase East Parkway Office Circle, a map of which is recorded in Map Book 7, Page 125, in the Office of the Judge of Probate, Shelby County, Alabama, said curve being concave in a Southwesterly direction and having a central angle of 48 deg. 11 min. 14 sec. and a radius of 370.00 feet; thence run in a Northwesterly direction along the arc of said curve and said right of way line for a distance of 311.18 feet to an existing iron pin and the end of said curve; thence run in a Northwesterly direction along a line tangent to end of said curve and along said right-of-way line a distance of 177.95 feet to an existing iron pin and the beginning of a curve to the right; said curve being concave in a Northeastly direction and having a central angle of 15 deg. 23 min. and a radius of 720.00; thence run in a Northwesterly direction along the arc of said curve and said right-of-way line for a distance of 193.73 feet to an existing iron pin; thence run in a Northwesterly direction along a line tangent to end of said curve and along said right-of-way line of a distance of 169.00 feet to an existing iron pin; thence turn an angle to the right of 76 deg. 00 min. and run in a Northeastly direction for a distance of 1052 feet, more or less, to a point in the centerline of the Cahaba River as it is now located; thence turn an angle to the right and run in an Easterly and Northeastly directions along the centerline of said Cahaba River to a point of intersection with North line of the SE 1/4 of the NE 1/4 of Section 19, Township 19 South, Range 2 West, Jefferson County, Alabama; thence turn an angle to the right and run in a Easterly direction along the North line of said 1/4-1/4 section for a distance of 205 feet, more or less, to the point of beginning; being situated in Jefferson County, Alabama.

Inst. # 1992-23713

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12/11/1992-23713
 10:03 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 DUS MD 3432.00

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 \$2750.00 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: **AMSOUTH BANK N.A.**

RIVERCHASE BUSINESS ASSOCIATION

By: 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 26 January 2021, by said Affiant.

[Signature]
Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/27/2021 10:37:06 AM
\$28.00 CHERRY
20210127000044500

Alex S. Bayl