

20210208000064600
02/08/2021 11:42:19 AM
LIEN 1/2

#13

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: 109300001004.019

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 September, 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.

EXHIBIT "A"

RECORDED BY THE CLERK
Shelby County Judge of Probate, AL
02/29/2021 14:47:08 FILED/CERTIFIED

Part of the N1/2 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast corner of the Northwest 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in a Westerly direction along the South line of said 1/4 Section for a distance of 2,300.55 feet; thence turn an angle to the right of 86° and run in a Northwesterly direction along the Northeasterly right of way line of U.S. Highway #31 South for a distance of 1,096.84 feet; thence turn an angle to the right of 101° 03' 10" and run in an Easterly direction for a distance of 346.16 feet; thence turn an angle to the left of 71° 19' 50" and run in a Northeasterly direction for a distance of 580.0 feet; thence turn an angle to the right of 18° 59' 22" and run in a Northeasterly direction for a distance of 525.54 feet; thence turn an angle to the right of 101° 40' 03" and run in a Southeasterly direction for a distance of 526.96 feet; thence turn an angle to the right of 31° 30' and run in a Southeasterly direction for a distance of 176.65 feet; thence turn an angle to the right of 0° 14' 53" and run in a Southeasterly direction 60.00 feet to the point of beginning of the following described curve; thence turn an angle from the last described course to the left of 90° to the tangent of a curve to the left having a central angle of 26° 08' 31" and the radius of 438.82 feet; thence run along the arc of said curve in a Northeasterly direction 200.21 feet to the point of beginning; from the point of beginning thus obtained, thence turn an angle to the right from the tangent, if extended to the last described curve, of 98° 10' 47" and run in a Southeasterly direction 453.07 feet; thence turn an angle to the left of 79° 02' and run in a Northeasterly direction 437.50 feet; thence turn an angle to the left of 69° 12' and run in a Northeasterly direction 106.97 feet; thence turn an angle to the right of 69° 12' and run in a Northeasterly direction 135.01

feet; thence turn an angle to the right of 51° 22' 30" and run in a Southeasterly direction 128.00 feet; thence turn an angle to the left of 51° 22' 30" and run in a Northeasterly direction 506 feet; thence turn an angle to the left of 92° 14' and run in a Northwesterly direction 128 feet; thence turn an angle to the left of 31° 36' 13" and run in a Northwesterly direction 200 feet; thence turn an angle to the left of 35° 58' 40" and run in a Northwesterly direction 82.00 feet; thence turn an angle to the right of 66° 44' 03" and run in a Northwesterly direction 190 feet; thence turn an angle to the left of 49° 03' 36" and run in a Northwesterly direction 256.06 feet to a point on the South right of way line of Woods of Riverchase Drive; thence turn an angle to the left of 63° 36' 40" to the tangent of a curve to the left, having a central angle of 1° 25' 23" and a radius of 382.25 feet; thence run along the arc of said curve to the left in a Southwesterly direction along said South line of Woods of Riverchase Drive 9.49 feet to the end of said curve; thence continue along the tangent, if extended to the last described curve, and run in a Southwesterly direction along the South line of said Woods of Riverchase Drive 61.24 feet to the point of beginning of a curve to the right, said curve having a central angle of 45° 57' 43" and a radius of 402 feet; thence run along the arc of said curve to the right along said right of way line in a Southwesterly direction 322.48 feet to the end of said curve and the point of beginning of a curve to the left, said curve having a central angle of 62° and a radius of 342 feet; thence run along the arc of said curve to the left and along said right of way line in a Southwesterly direction 370.08 feet to the end of said curve and the point of beginning of a curve to the right, said curve having a central angle of 24° 03' 59" and a radius of 438.82 feet; thence run along the arc of said curve to the right along said right of way line in a Southwesterly direction 184.32 feet to the point of beginning.

The name of the owner of the said property is: Royal Oaks, LLC.

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 2 February 2021, by said Affiant.

Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/08/2021 11:42:19 AM
\$25.00 CHERRY
20210208000064600

Allen S. Bayl