

LIEN CLAIM

State of Alabama
County of Shelby



20220418000158970 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
04/18/2022 03:27:55 PM FILED/CERT

Riverchase Townhome Owners Association files this statement in writing, verified by oath of Marianne Hayward, as president of the Riverchase Townhome Owners Association, who has personal knowledge of the facts herein set forth: The Lienor stated herein and being duly sworn states that the following is true:

Pursuant to authority given to it by its HOA Bylaws and Covenants, said Riverchase Townhome Owners Association claims a lien upon the property at 1905 Mountain Laurel Lane, Hoover, AL 35244 owned by Donia Gentry, said property situated in Shelby County, Alabama, to wit:

Lot 76 according to the survey of Davenport's subdivision to Riverchase West, Sector 3, as recorded in Map Book 8, Page 53 A,B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

The lien is claimed as to the building and improvements thereon, and the said land.

That said lien is claimed to secure an indebtedness of **\$1,430.82** acquired by the debtor who was fined a number of times due to her failure to pay her annual dues to the Riverchase Townhome Owners Association. RTOA by-laws and covenants authorizes its Board of Directors to impose annual dues on townhome owners. Owners are made aware of this responsibility

A handwritten signature in cursive script that reads "Marianne Hayward".

Marianne Hayward, President
Riverchase Townhome Owners Association

State of Alabama
County of Shelby

The foregoing instrument was acknowledged before me this 16th day of April 2022, by the lienor who is personally known to me and who has produced her Alabama Driver's License as identification, and who did take an oath.

A handwritten signature in cursive script that reads "Pamela M. Bosarge".

Pamela M. Bosarge Notary Public

My Commission Expires: March 7, 2023



March 30, 2022

20220418000158970 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
04/18/2022 03:27:55 PM FILED/CERT

ACKNOWLEDGEMENT OF DEBT OWED AND PAYBACK AGREEMENT

I, Donia Gentry, hereinafter referred to as the Debtor, so hereby acknowledge the fact that as of March 30, 2022, I owe \$1,225.82 to the Riverchase Townhome Owner Association for past due annual dues and \$200.00 for agreed upon payment of installation of drain system.

The following is a breakdown of the amounts owed:

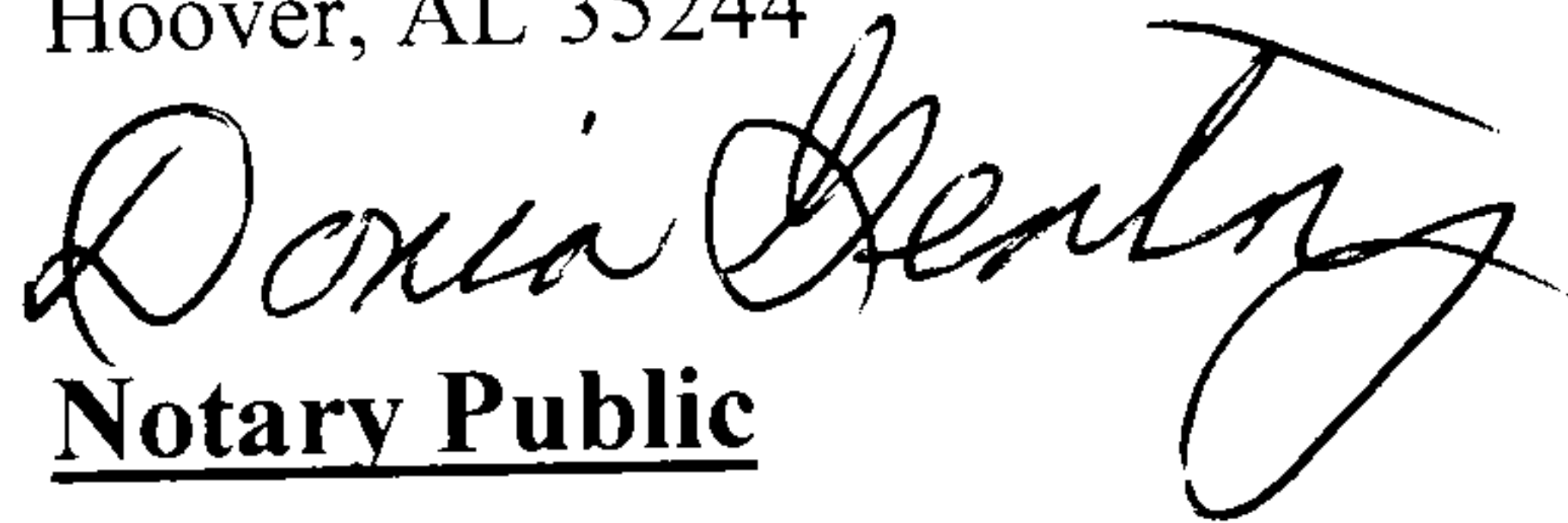
| | | |
|-----------------------------|-----------|--|
| 2021 | 1 year = | \$200.00 plus 18% interest for total of \$236.00 |
| 2020 | 2 years = | \$236.00 plus 18% interest (\$42.48) for total of \$278.48 |
| 2019 | 3 years = | \$278.48 plus 18% interest (\$50.12) for total of \$328.60 |
| 2018 | 4 years = | \$328.60 plus 18% interest (\$59.14) for total of \$387.74 |
| Total monthly dues past due | | = \$1,230.82 |
| Drain | | = \$ 200.00 |
| Total Debt | | = \$1,430.82 |

I, Donia Gentry, the debtor do hereby agree to pay on this debt at \$100.00 per month until said debt is paid in full to the Riverchase Townhome Owner Association at which time said lien against my home will be lifted.

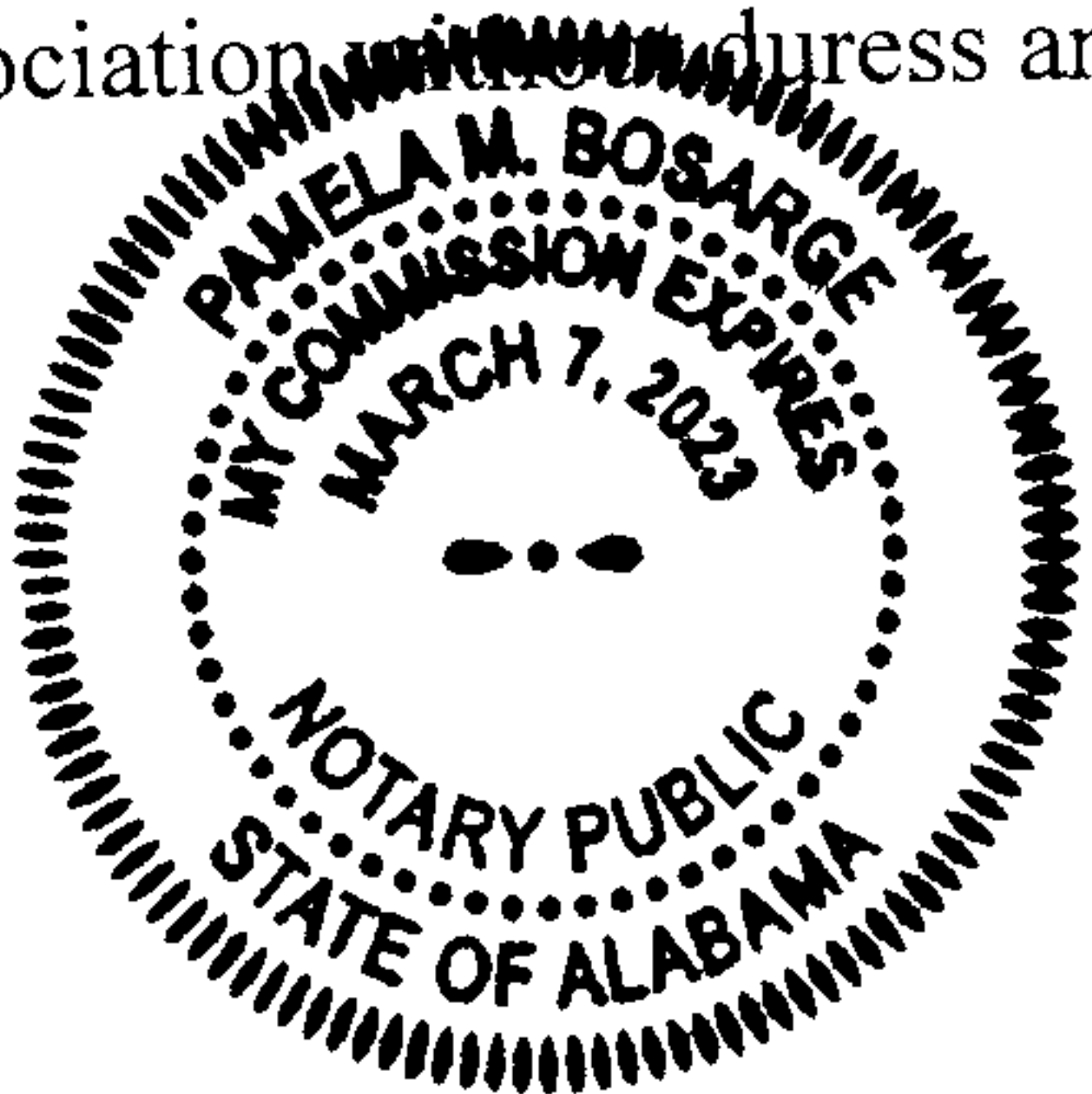
I hereby state that I am over the age of 19 years, a long-time resident of Shelby County, Alabama, of sound mind and body, and I am not under the influence of drugs, alcohol or any kind of duress in this acknowledgement of just and fair legal debt to the above named HOA. I also state that I am in agreement with the payment plan cited above.

Donia Gentry
1905 Mtn. Laurel Lane
Hoover, AL 35244

Driver's License
Alabama # 2930570
Expires _____


Notary Public

I hereby acknowledge that the above named person, Donia Gentry, is known to me and in my presence signed this acknowledgement of legal debt to the Riverchase Townhome Owner Association under duress and not under the influence of drugs or alcohol.



Pamela M. Bosarge
Date April 16, 2022
My Commission Expires March 7, 2023