

Prepared By:  
Associa Client Shared Service Center  
2301 N Greenville Ave STE 100  
Richardson, TX 75082

20250812000246460  
08/12/2025 01:56:04 PM  
LIEN 1/1

## **NOTICE OF ASSESSMENT LIEN**

RIVERWOODS ASSOCIATION  
File No.: 800163 – 8001083509

THE STATE OF ALABAMA      §  
   §  
COUNTY OF SHELBY      §

WHEREAS that certain Declaration of Covenants, Conditions and Restrictions for Riverwoods Association (hereinafter "Association"), recorded in the Probate Office of Shelby County, Alabama (hereinafter "Declaration") provides for a lien against the property located at **1001 Camp Forrest Circle, Helena, AL 35080** (hereinafter "Property") for the benefit of the Association to secure the payment of assessments levied against the Property for common expenses and fees.

WHEREAS the Declaration provides that the Association is vested with the power to assess, collect assessments, and enforce the lien retained against the Property.

WHEREAS according to the Association's records, **JOHN ALLEN BAGGETT AND LOREN M. BAGGETT**, (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:

**Lot 776, according to the Final Plat Riverwoods Seventh Sector – Phase II, as recorded in Map Book 36, Page 102, in the Probate Office of Shelby County, Alabama.**

WHEREAS Owner is in default in the Owner's obligations to make payments for assessments and has failed, despite demand upon the Owner, to pay Association assessments, handling charges, and collection costs properly levied against the Property, in the amount as of **07/11/2025** equal to **\$1006.00** which amount may continue to increase.

NOW, THEREFORE, the Association, acting by and through a member of its Board of Directors, its duly authorized agent, and/or its attorney, does hereby file this Notice of Assessment Lien against the Property due to nonpayment of the amounts contained herein as of the date set forth above.

EXECUTED this 11 day of August, 2025.

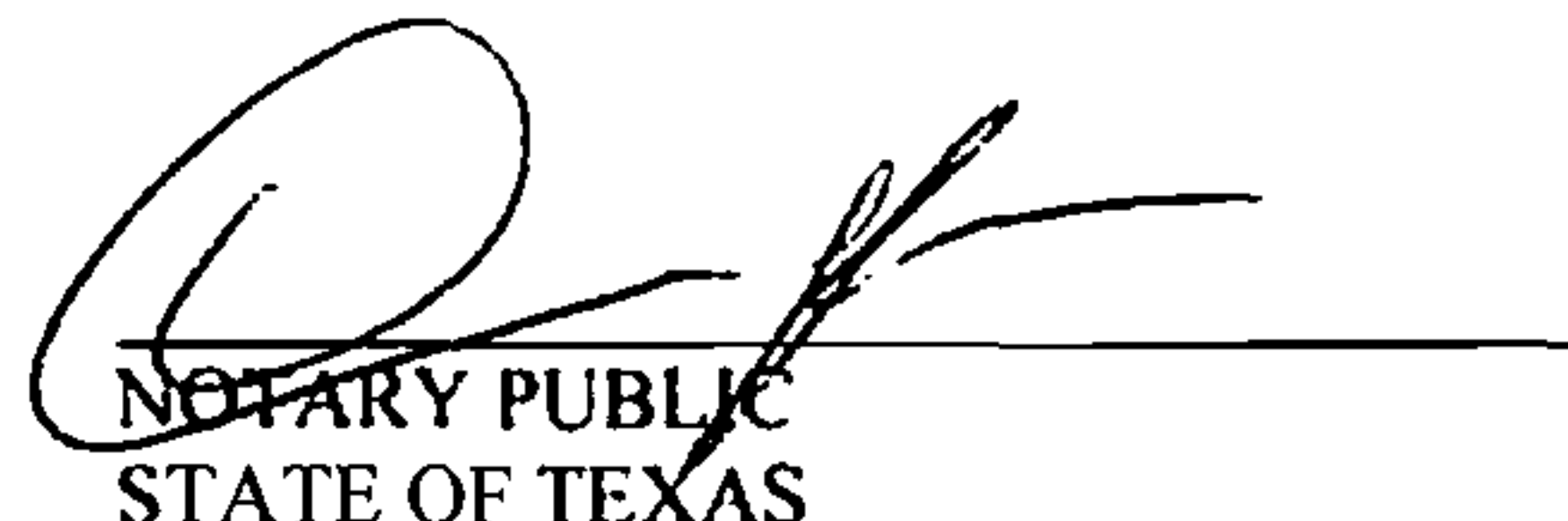
RIVERWOODS ASSOCIATION



NAOMI ANDERSON  
SENIOR MANAGER, CLIENT ACCOUNTING  
ASSOCIA® ASSOCIA MCKAY MANAGEMENT  
MANAGING AGENT

THE STATE OF TEXAS      §  
   §  
COUNTY OF DALLAS      §

This instrument was acknowledged before me on this 11 day of August, 2025, by Naomi Anderson, Senior Manager, Client Accounting acting on behalf of Associa McKay Management, the duly authorized agent for Riverwoods Association.

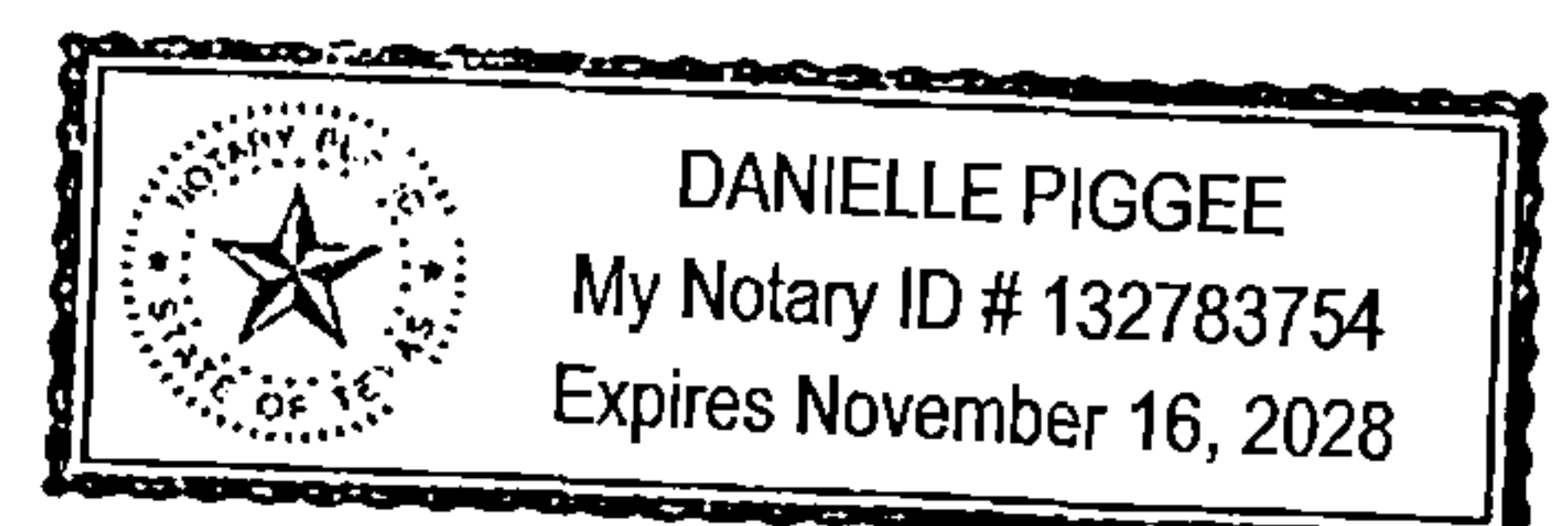


NOTARY PUBLIC  
STATE OF TEXAS

WHEN RECORDED MAIL COPY TO  
Associa Client Shared Services Center  
2301 N Greenville Ave STE 100  
Richardson, TX 75082



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/12/2025 01:56:04 PM  
\$22.00 KELSEY  
20250812000246460



*Allen S. Bayl*