

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

20251015000317840
10/15/2025 02:57:47 PM
LIEN 1/2

NOTICE OF ASSESSMENT LIEN

RIVERCHASE BUSINESS ASSOCIATION

File No.: 800400 – 8001686849

THE STATE OF ALABAMA

§

COUNTY OF SHELBY

§

§

WHEREAS that certain Declaration of Covenants, Conditions and Restrictions for Riverchase Business Association (hereinafter “Association”), recorded in the Probate Records Office of Shelby County, Alabama (hereinafter “Declaration”) provides for a lien against the property located at Shelby 104190001001030, Hoover, AL 35244 (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, HCR/RW HWCI, LLC, (hereinafter “Owner,” whether one or more) is the Owner of the Property legally described as follows:

SEE ATTACHED

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 09/15/2025 equal to \$520.00, 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 15 day of October, 2025.

RIVERCHASE BUSINESS ASSOCIATION

CHIVAS SMITH

SENIOR MANAGER, CLIENT ACCOUNTING
ASSOCIA® MCKAY MANAGEMENT
MANAGING AGENT

THE STATE OF TEXAS

§

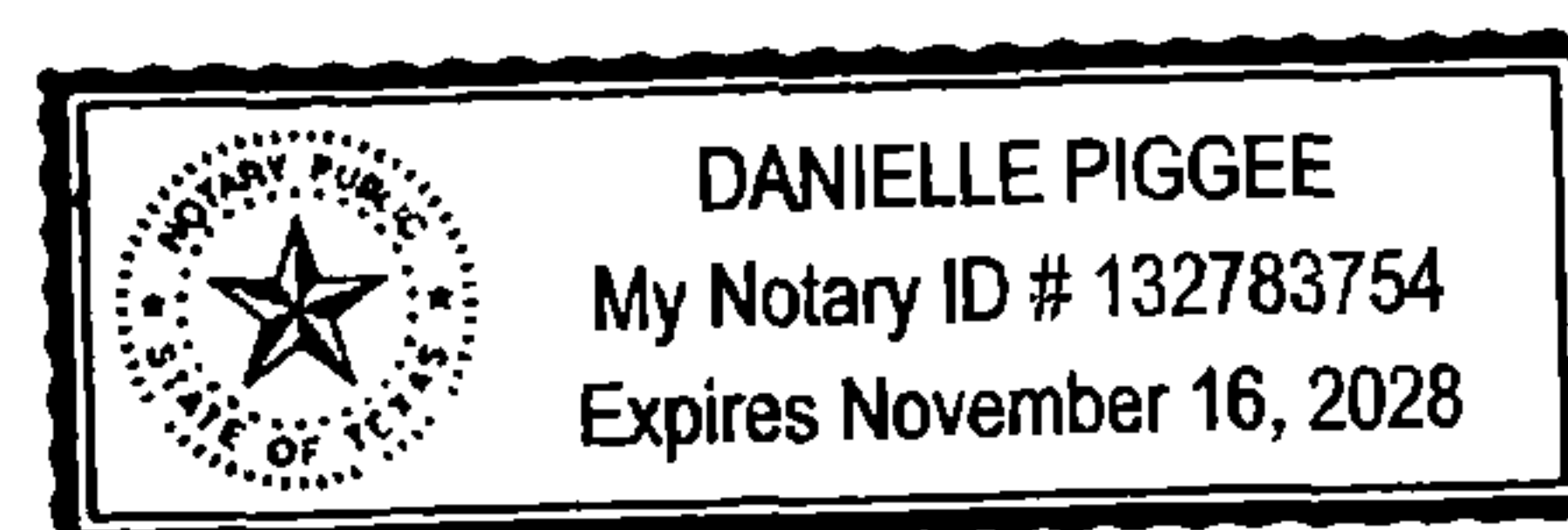
COUNTY OF DALLAS

§

§

This instrument was acknowledged before me on this 15 day of October, 2025, by Chivas Smith, Senior Manager, Client Accounting acting on behalf of Associa McKay Management, the duly authorized agent for Riverchase Business Association.

NOTARY PUBLIC
STATE OF TEXAS

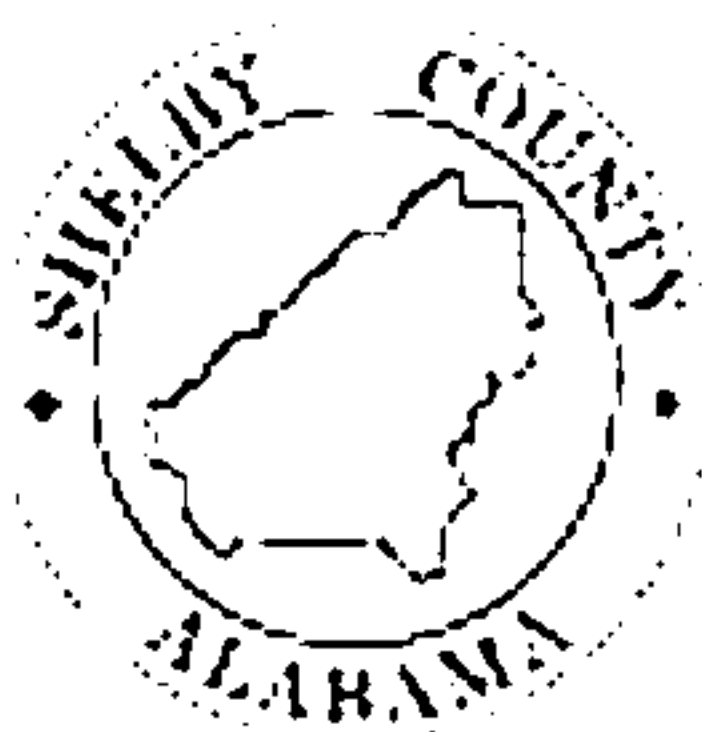


11-16-28
WHEN RECORDED MAIL COPY TO:
Associa Client Shared Services Center
2301 N Greenville Ave Ste 100
Richardson, Texas 75082

EXHIBIT A**Description of the Property****Parcel A-S**

Commence at a 1/2" Rebar lying on the West right-of-way line of Interstate 65 and the Northeast corner of Lot 1, of AmSouth Riverchase, as per plat recorded in Map Book 18, Page 83 in the Office of the Judge of Probate of Shelby County, Alabama; thence departing said West right-of-way line, run along the North line of said Lot 1, S 79°44'36" W, 901.61 feet to a point; thence departing said North line run S 16°59'38" E, 232.86 feet to a point; thence run N 73°08'48" E, 25.87 feet to a point; thence run S 16°58'12" E, 84.39 feet to a point; thence run N 72°55'32" E, 217.17 feet to a point; thence run S 17°06'45" E, 91.28 feet to a point; thence run N 72°58'01" E, 157.37 feet to a point; thence run S 17°03'54" E, 154.89 feet to a point; thence run S 73°00'47" W, 608.87 feet to a point; thence run S 17°16'27" E, 269.90 feet to a point; thence run S 77°53'09" W, 319.67 feet to a point; thence run S 05°58'18" E, 4.05 feet to the Point of Beginning; thence continue S 05°58'18" E, 213.10 feet to a point; thence run S 89°58'02" E, 119.69 feet to a point; thence run S 00°12'00" W, 240.34 feet to a point; thence run N 90°00'00" W, 142.24 feet to a point; thence run N 00°05'17" E, 54.64 feet to a point; thence run S 89°55'27" W, 77.07 feet to a point; thence run S 00°03'24" W, 52.99 feet to a point; thence run N 90°00'00" W, 162.31 feet to a point; thence run S 00°00'00" E, 16.51 feet to a point; thence run S 82°58'57" W, 44.77 feet to a point; thence run S 07°01'03" E, 59.77 feet to a point; thence run S 83°00'21" W, 368.32 feet to a point; thence run N 06°59'39" W, 250.18 feet to a point; thence run N 82°58'36" E, 373.58 feet to a point; thence run N 00°11'29" W, 71.20 feet to a point; thence run S 89°58'02" E, 217.72 feet to a point; thence run N 05°58'18" W, 190.55 feet to a point; thence run N 78°00'41" E, 18.70 feet to a point; thence run S 11°57'31" E, 13.17 feet to a point; thence run N 78°00'29" E, 54.17 feet to a point; thence run N 11°57'31" W, 13.17 feet to a point; thence run N 78°00'41" E, 34.78 feet to the Point of Beginning.

Said described land lying and being situated in Section 19, Township 19 South, Range 2 West, Shelby County, Alabama, and contains 4.95 acres (215,435.91 S.F.), more or less.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/15/2025 02:57:47 PM
 \$25.00 JOANN
 20251015000317840

Allen S. Bayl