

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

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10/20/2025 12:39:09 PM
LIEN 1/2

NOTICE OF ASSESSMENT LIEN

RIVERCHASE BUSINESS ASSOCIATION

File No.: 800400 – 8001200667

THE STATE OF ALABAMA

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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 **2200 Riverchase Center, 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, **POH-AKF3 RIVERCHASE, LLC**, (hereinafter “Owner,” whether one or more) is the Owner of the Property legally described as follows:

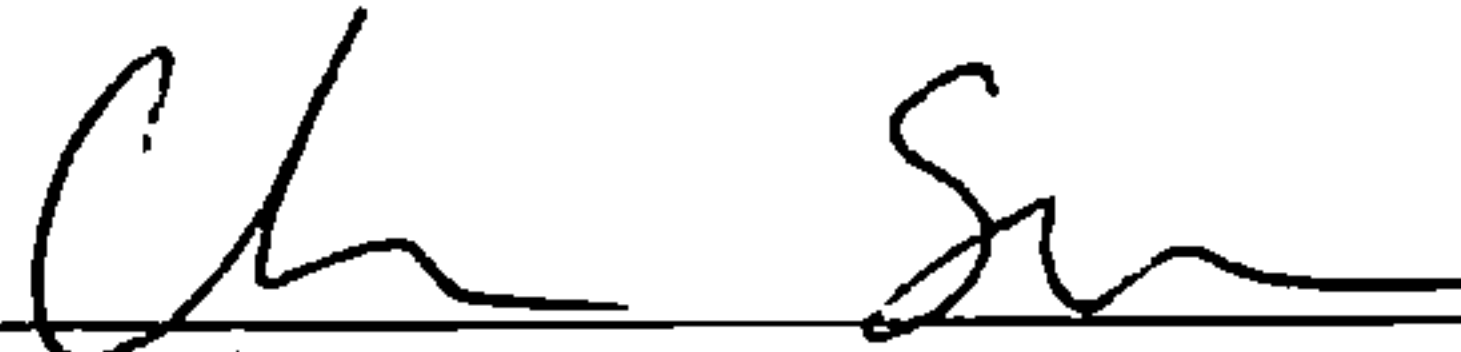
SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION

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 **\$690.00**, 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 20 day of October, 2025.

RIVERCHASE BUSINESS ASSOCIATION

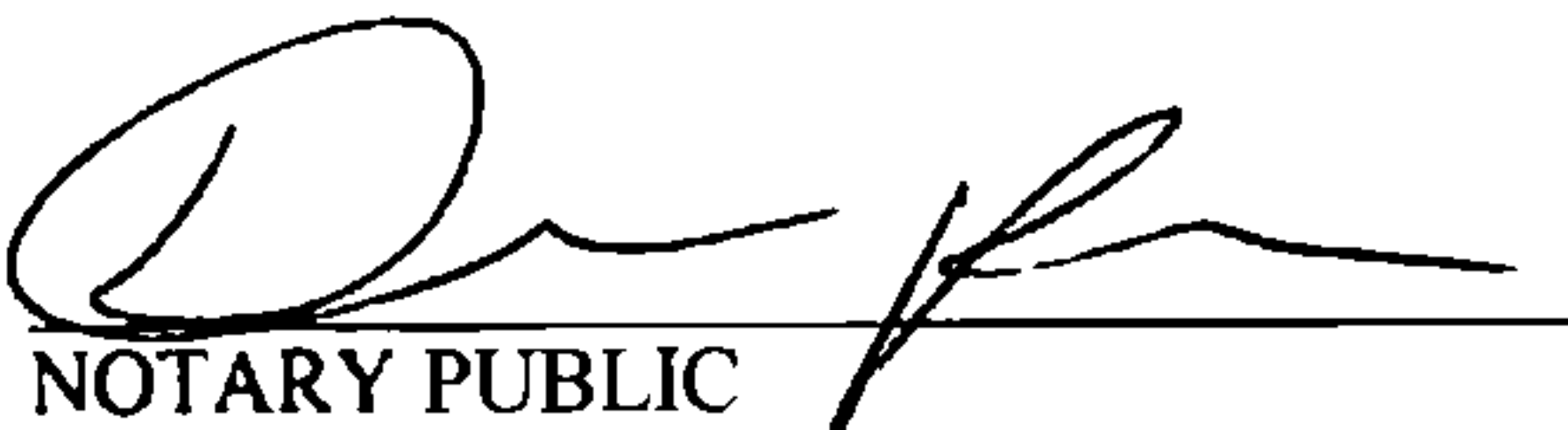

CHIVAS SMITH
SENIOR MANAGER, CLIENT ACCOUNTING
ASSOCIA® MCKAY MANAGEMENT
MANAGING AGENT

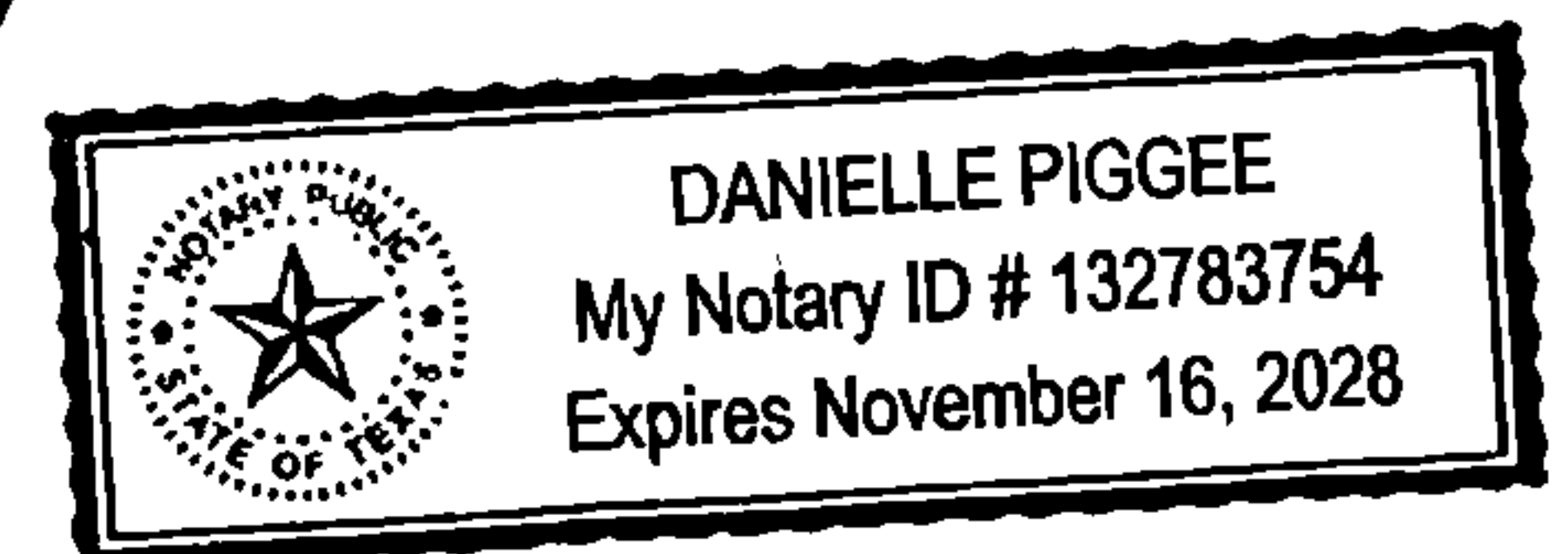
THE STATE OF TEXAS

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COUNTY OF DALLAS

This instrument was acknowledged before me on this 20 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



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

EXHIBIT "A"
[Legal Description]

A parcel of land situated in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 19, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 19; thence run West and along the South boundary of said Southeast/Northeast, a distance of 2723.44 feet; thence run Southerly and at right angles to said South boundary a distance of 84.39 feet to the point of beginning, said point of beginning lying on the South right of way of Parkway Office Circle; thence run Easterly and along said right of way (curving to the right and having a radius of 420.00 feet) a chord distance of 152.58 feet to the point of tangency of said curve; thence run Southeasterly along said right of way a distance of 229.05 feet; thence continue Southeasterly and along said right of way (curving to the left and having a radius of 930.00 feet) a chord distance of 310.16 feet to the point of tangency of said curve; thence run Easterly and along said right of way a distance of 218.73 feet; thence run Southeasterly along said right of way (curving to the right and having a radius of 570.00 feet) a chord distance of 198.98 feet to the Northeast corner of this described property; thence with an interior angle of 76°52'12" run Southwesterly a distance of a distance of 604.89 feet to the North right of way of Riverchase Office Road; thence run Northwesterly and along said right of way (curving to the left and having a radius of 300 feet) chord distance of 29.99 feet to the point of tangency of said curve; thence run Westerly and along said right of way a distance of 104.38 feet; thence run Northwesterly and along said right of way (curving to the right and having a radius of 370.00 feet) a chord distance of 170.34 feet to the point of tangency of said curve; thence run Northwesterly and along said right of way a distance of 95.64 feet; thence run Westerly and along said right of way (curving to the left and having a radius of 530.00 feet) a chord distance of 471.95 feet to the point of tangency of said curve; thence run Southwesterly and along said right of way a distance of 10.94 feet; thence Northwesterly and along said right of way (curving to the right and having a radius of 25.00 feet) a chord distance of 35.35 feet to the point of tangency of said curve; said point of tangency lying on the East right of way of Riverchase Parkway East; thence run Northwesterly and along said East right of way a distance of 30.19 feet; thence run Northwesterly and along said right of way (curving to the left and having a radius of 661.41 feet) a chord distance of 189.16 feet to a point being the Southwest corner of this described parcel; thence run Northeasterly a distance of 532.82 feet to the point of beginning.

Situated in Shelby County, Alabama

PARCEL II:

Lot 1-A, according to a Resurvey of Lot 1 of Riverchase Office Park Phase II, as recorded in Map Book 14, page 99, being a resurvey of Lot 1 of Riverchase Office Park

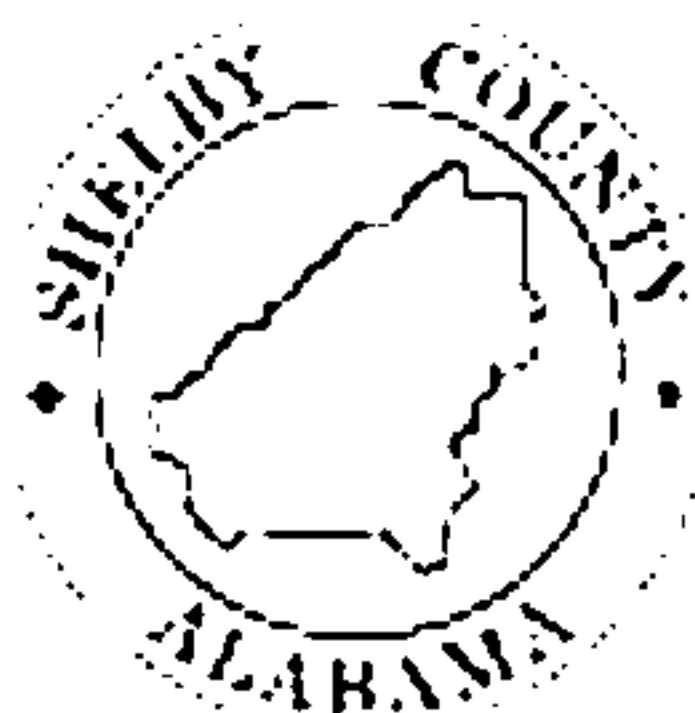
Phase II, as recorded in Map Book 14, page 77, in the Probate Office of Shelby County, Alabama,

PARCEL III:

Lot 1-B, according to a Resurvey of Lot 1 of Riverchase Office Park Phase II, as recorded in

Map Book 14, page 99, being a resurvey of Lot 1 of Riverchase Office Park Phase II, as recorded in Map Book 14, page 77, in the Probate Office of Shelby County, Alabama,

TOGETHER WITH rights of title and interest in and to that certain easement as set out in the Declaration of Reciprocal Access, Utilities, Drainage and Parking Easement dated December 3, 1990, filed for record December 20, 1990, recorded in Book 323, page 96, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/20/2025 12:39:09 PM
\$25.00 KELSEY
20251020000321610

Allen S. Bayal