

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

20251020000321660
10/20/2025 01:11:33 PM
LIEN 1/2

NOTICE OF ASSESSMENT LIEN

RIVERCHASE BUSINESS ASSOCIATION

File No.: 800400 – 8001241459

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 **1880 Southpark Drive, 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, **SHADES EXPRESS PROPERTIES, LLC**, (hereinafter “Owner,” whether one or more) is the Owner of the Property legally described as follows:

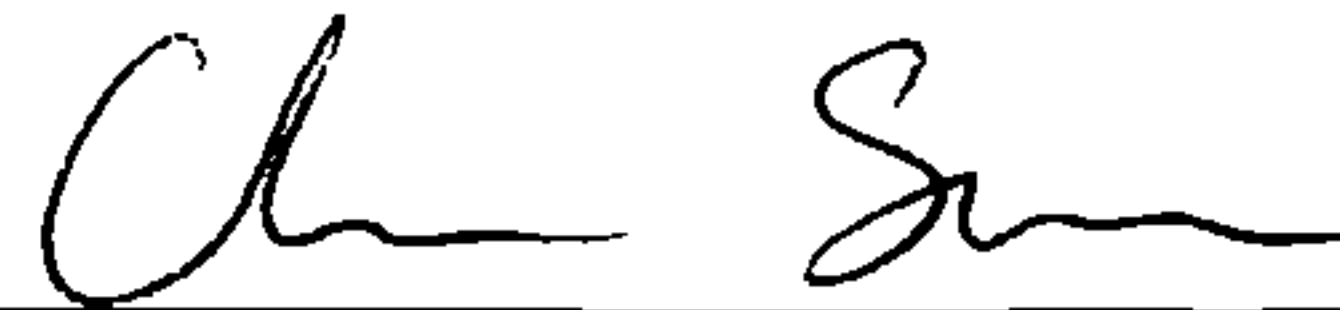
SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION

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 **\$1197.24**, 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

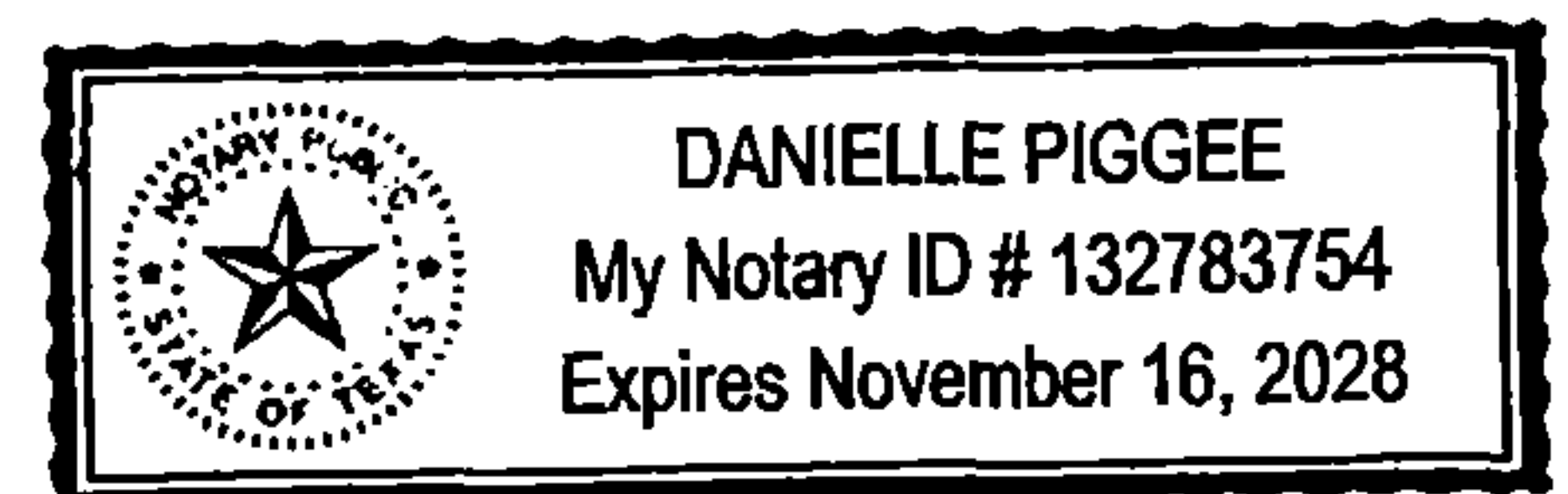
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COUNTY OF DALLAS

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

A part of the SW ¼ - SW ¼, Section 30, Township 19 South, Range 2 West, Identified as Tract No. 75 on Project No. RP-7112(003) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence at a found capped rebar stamped JAM marking the Southwest Corner of Lot 6B as recorded in Map Book 30, Page 141 in the Office of the Judge of Probate, Shelby County, Alabama, and lying on the east present R/W line of Southpark Drive;

thence run South along said present R/W line for a distance of 360.48 feet, more or less to a point on the acquired R/W line and being the POINT OF BEGINNING, (said point offset 94.47 feet LT and perpendicular to centerline of project);

thence run South 52 degrees 20 minutes 20 seconds East along the acquired R/W line for a distance of 34.83 feet to a point on the acquired R/W line, (said point offset 70.00 feet LT and perpendicular to centerline of project at station 291+50.00);

thence run North 87 degrees 53 minutes 51 seconds East along the acquired R/W line for a distance of 121.92 feet to a point on the acquired R/W line, (said point offset 55.00 feet LT and perpendicular to centerline of project at station 292+75.00);

thence run North 78 degrees 15 minutes 02 seconds East along the acquired R/W line for a distance of 50.30 feet to a point on the grantor's East property line;

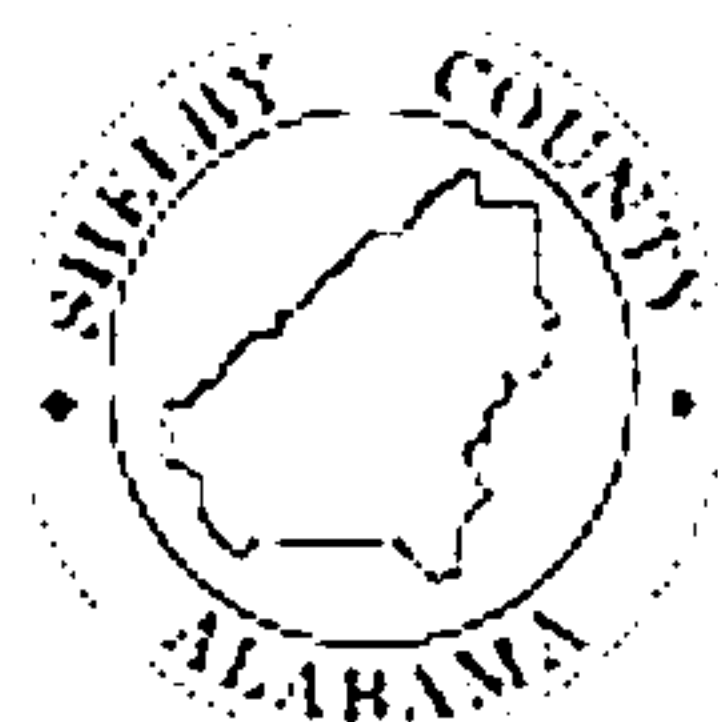
thence run South 00 degrees 01 minutes 08 seconds East along the grantor's East property line for a distance of 17.43 feet to a point on the North present R/W line of SR 261;

thence run along said present R/W line and the arc of a curve, said curve being a clockwise curve having a radius of 1069.51 feet, a delta angle of 06 degrees 25 minutes 05 seconds, a chord bearing of South 80 degrees 35 minutes 55 seconds West, and a chord length of 119.74 feet, for a distance of 119.80 feet to a point on said present R/W line;

thence run South 82 degrees 34 minutes 06 seconds West along said present R/W line for a distance of 26.26 feet to a point said present R/W line;

thence run along said present R/W line and the arc of a curve, said curve being a clockwise curve having a radius of 50.00 feet, a delta angle of 91 degrees 59 minutes 21 seconds, a chord bearing of North 49 degrees 14 minutes 53 seconds West, and a chord length of 71.93 feet for a distance of 80.28 feet to the POINT OF BEGINNING; said parcel contains 0.095 acre(s), more or less.

And as shown on the right of way map of record in the State of Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/20/2025 01:11:33 PM
\$25.00 JOANN
20251020000321660

Allie S. Bayl