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02/05/2020 09:10:12 AM  
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THIS INSTRUMENT PREPARED BY:  
Mary Katherine Flanagan  
Coulter & Sierra, LLC  
22 Inverness Center Parkway, Suite 600  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**RELEASE OF LIEN**

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of \$647.17 receipt and sufficiency of which is hereby acknowledged and confessed, the undersigned has released, acquitted and discharged, successors, and assigns, release, acquit and discharge Jeffrey Werszner and Leigh Ann Werszner from and against any and all claims, debts, demands or causes of action that the undersigned has as a result of assessing the Annual Charge of Riverchase Residential Association for amounts owed to the following described property:

Lot 29, according to the Survey of Riverchase West-Dividing Ridge, as recorded in Map Book 6 Page 108 in the Office of the Judge of Probate of Shelby County, Alabama; less and except the following described parcel: Beginning at the Westernmost corner of said Lot 29, for a distance of 119.50 feet to the Northernmost corner of said Lot 29; thence turn an angle to the right of 148 degrees 23 seconds and run in a Southwesterly direction for a distance of 93.37 feet, more or less to a point on the curved Northeast right of way line of Bailey Court; thence turn an angle to the right and run along said curved Northeast right of way line for a distance of 66.50 feet, more or less, to a point of beginning; being situation in Shelby County, Alabama.

The undersigned does further, for itself, its legal representatives, successors or assigns, declares that certain lien claimed against the above-described property and evidenced by a verified statement of claim of lien filed in Instrument No. 20190605000195590 of the lien records of Shelby County, Alabama, fully RELINQUISHED, SATISFIED AND DISCARDED.

Executed on this 4 day of February, 2020.

RIVERCHASE RESIDENTIAL ASSOCIATION, INC.

By: Stephanie Panagiotides  
Stephanie Panagiotides, Association Manager

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned Notary Public, in and for said State at Large, hereby certify that Stephanie Panagiotides, whose name as Manager of the Riverchase Residential Association, Inc., a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my name and official seal, 4 day of February, 2020.

Notary Public Lucas Cameron Marsh

My commission expires: 7/17/2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/05/2020 09:10:12 AM  
\$22.00 CHERRY  
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*Allen S. Bayl*

