

THIS INSTRUMENT PREPARED BY:
Madeline K. Bader
Coulter & Sierra, LLC
22 Inverness Center Parkway, Suite 600
Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2024 10:59:18 AM
\$22.00 PAYGE
20240502000128840

Allen S. Byrd

STATE OF ALABAMA)
COUNTY OF SHELBY)

RELEASE OF LIEN

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of \$253.05 receipt and sufficiency of which is hereby acknowledged and confessed, the undersigned has released, acquitted and discharged, successors, and assigns, release, acquit and discharge Joseph M. Zellner and Gianna Zellner 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, Inc. to the following described property:

All that certain parcel of land situated in the County of Shelby and State of Alabama, being known and designated as Lot 12, according to the survey of the First Addition to Riverchase County Club, recorded in Map Book 6, Page 143, in the Probate Office of 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. 20200113000017080 of the lien records of Shelby County, Alabama, fully RELINQUISHED, SATISFIED AND DISCARDED.

Executed on this 1st day of May, 2024.

RIVERCHASE RESIDENTIAL ASSOCIATION, INC.

By: *Stephanie Panagiotides*
Stephanie Panagiotides, Property 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 Property 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, 1st day of May, 2024.

Notary Public *Willita Yvette Cauthens*

My commission expires:

