

This Instrument Prepared By:
Joseph R. Fuller
Fuller Hampton LLC
Attorneys At Law
422 Church Street
Alexander City, Alabama 35010
File No.: 2024-346

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02/04/2025 01:20:53 PM
NOTICE 1/1

NOTICE OF INTEREST IN REAL ESTATE

STATE OF ALABAMA)
)
SHELBY COUNTY)

Samvel Gevorgyan, Manager of Simple Sell, LLC, a Florida limited liability company, files this Notice of Interest in Real Estate pursuant to a written agreement dated November 12, 2024, between Charles Koetter (Seller) and Simple Sell, LLC (Purchaser), for the purchase of the following described real property situated in Shelby County, Alabama, to wit::

Lot 1, according to the Koetter Survey, as recorded in Map Book 27, Page 89, in the Probate Office of Shelby County, Alabama.

Property Address: 5050 Caldwell Mill Road, Birmingham, AL 35242

Parcel No.: 10-2-10-0-001-005.005

This instrument shall operate as a LIEN upon the subject property and serve as notice to the public that Purchaser, Simple Sell, LLC, has an interest in this property in the event of failure of Seller, Charles Koetter, to perform according to the terms of the written agreement. This Notice shall remain in effect until released by Purchaser.

SIMPLE SELL, LLC

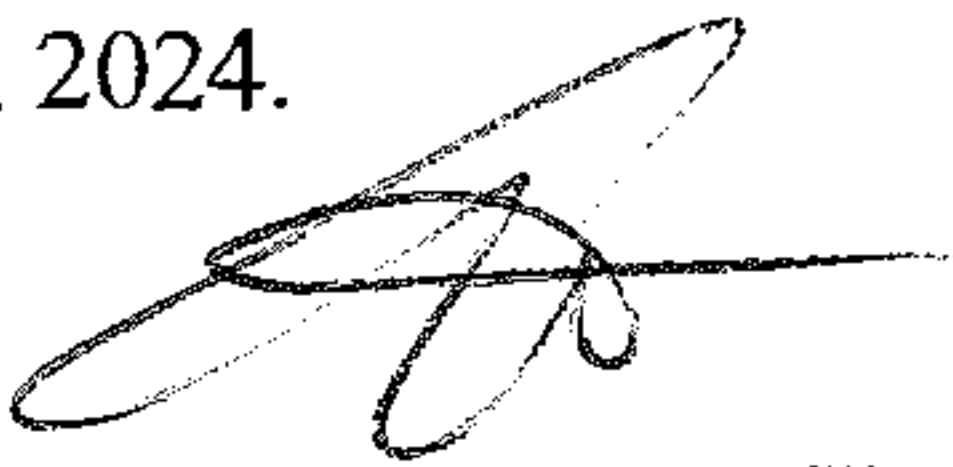


By: Samvel Gevorgyan
Its: Manager

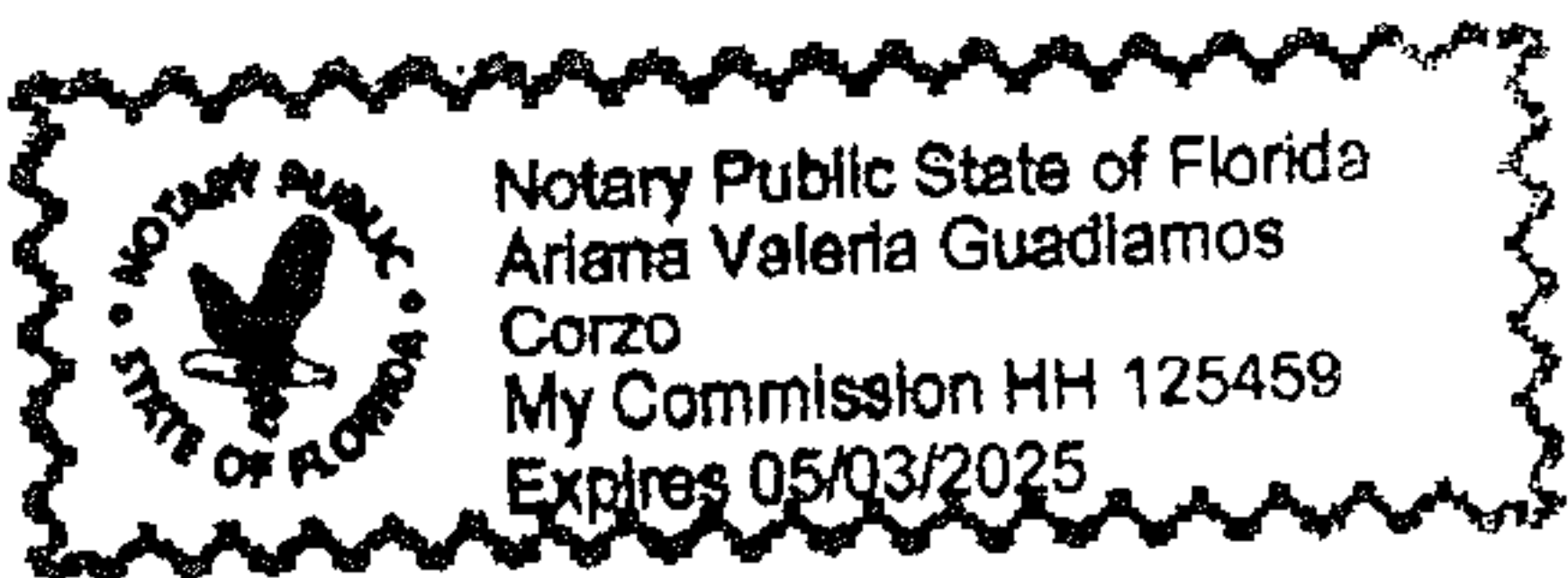
STATE OF Florida
COUNTY OF Duval

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Samvel Gevorgyan, whose name as Manager of Simple Sell, LLC, is signed to the foregoing Notice of Interest in Real Estate, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, he, in such capacity and with full authority, executed the same voluntarily for said limited liability company on the day the same bears date.

Sworn and subscribed before me on the 25th day of November, 2024.



NOTARY PUBLIC
My Commission Expires: 05-03-2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/04/2025 01:20:53 PM
\$22.00 JOANN
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Allen S. Bayl