

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

20250305000064960
03/05/2025 08:35:01 AM
REL 1/1

**NOTICE OF SATISFATION
RELEASE OF INTEREST IN REAL ESTATE**

STATE OF ALABAMA)
)
SHELBY COUNTY)

IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Samvel Gevorgyan, Manager of Simple Sell, LLC**, a Florida limited liability company, does hereby release and forever discharge from the lien and operation of that certain Notice of Interest in Real Estate filed on 02/04/2025 in Instrument No. **20250204000034240** in the Office of the Judge of Probate of Shelby County, Alabama, against the owner, **Charles Koetter**, and the following described real estate, 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

IN WITNESS WHEREOF, the undersigned has caused his/her name to be signed and sealed on this this 27th day of February, 2025.

SIMPLE SELL, LLC

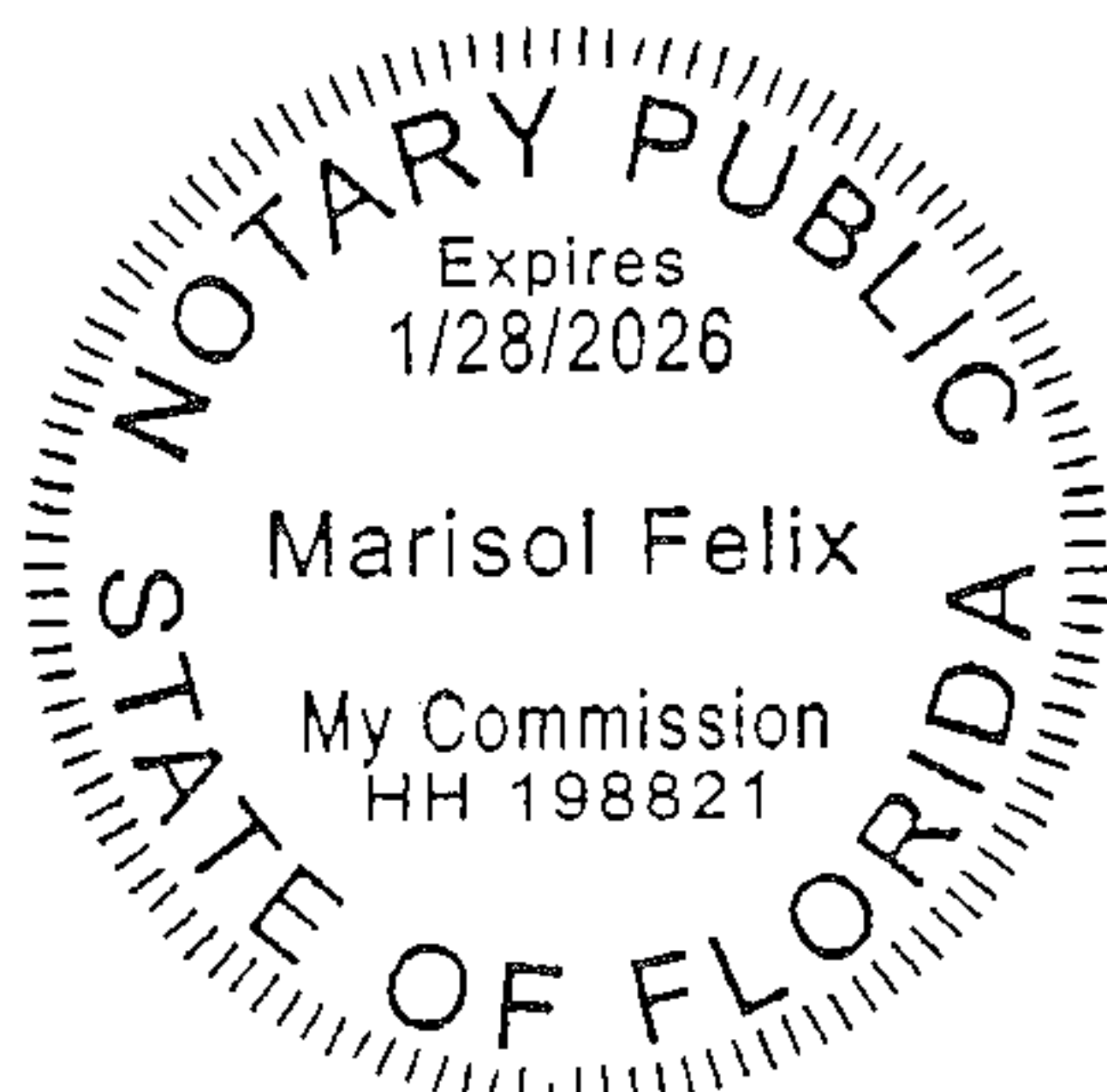


**By: Samvel Gevorgyan
Its: Manager**

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 27th day of February, 2025.




NOTARY PUBLIC
My Commission Expires: 1/28/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/05/2025 08:35:01 AM
\$22.00 BRITTANI
20250305000064960

Allie S. Boyd