

AFFIDAVIT TO RELEASE MORTGAGE

Beacon Sales Acquisition, Inc. the undersigned Lender/Mortgagee, recorded a Mortgage on August 5, 2024 which was recorded as Instrument Number 20240805000242580 in the records of Shelby County, Alabama for the purpose of securing its interest in the subject real estate described below.

On information and belief, the current record owner of the property described in said Mortgage is: Lori Krauss.

Note to Clerk and Recorder: Index this document with Beacon Sales Acquisition, Inc. as the Grantor and Lori Krauss as the Grantee.

The undersigned claimant wishes such Mortgage to be released from such property:

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the undersigned hereby releases such Mortgage and forever discharges the following described property from said lien:

Lot 19, according to the survey of Chelsea Farms, Sector 4, as recorded in Map Book 49, Page 8, in the Probate Office of Shelby County, Alabama.

Parcel ID No. 15 8 27 0 000 001.00

which currently has the address of:


248 Chelsea Farms Lane
Chelsea, AL 35043

Beacon Sales Acquisition, Inc.
By: 
Kevin Seltzer, agent and attorney

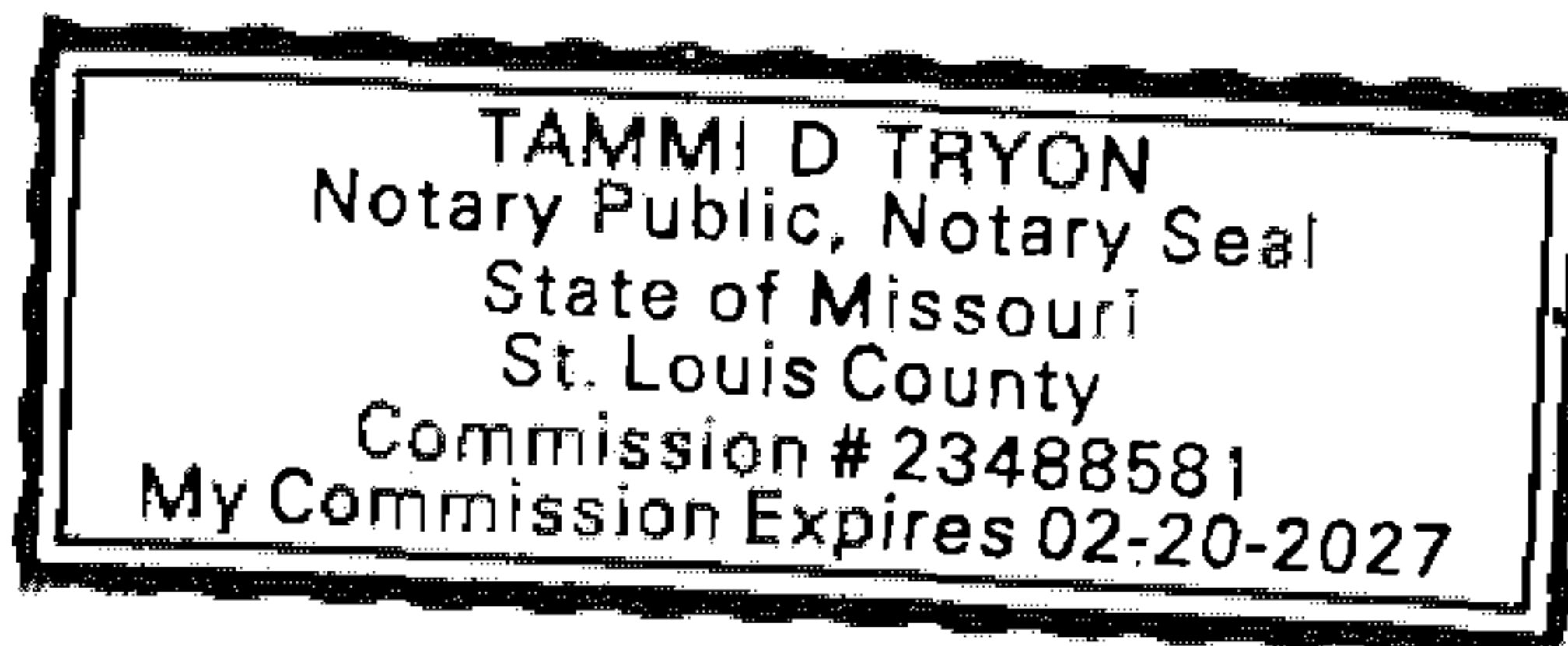
STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

Before me personally appeared Kevin Seltzer, who being first duly sworn stated that the above facts are true to the best of his knowledge, information and belief.

Subscribed and sworn to before me on this 25th day of April, 2025.


Notary public

My Commission Expires:



Prepared by: Kevin Seltzer, Attorney
130 S. Bemiston Ave., Ste 303
Clayton, MO 63105



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/30/2025 09:29:18 AM
\$22.00 BRITTANI
20250430000128010

Alvin S. Boyd