

20210510000231420  
05/10/2021 02:31:21 PM  
QCDEED 1/2

This instrument was prepared by:  
Jacob A. Kiser, Esquire  
Tiffany & Bosco, P.A.  
2311 Highland Avenue South, Suite 330  
Birmingham, Alabama 35205

SEND TAX NOTICE TO:  
**Ryan Howard**  
**13 Monte Verde Lane**  
**Montevallo, AL 35115**

STATE OF ALABAMA )

COUNTY OF SHELBY )

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) and other good and valuable considerations in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **CS Equity Partners, LLC** (hereinafter called "Grantor"), hereby remises, releases, quitclaims, grants, sells and conveys to **Ryan Howard** (hereinafter called "Grantee"), all its right, title, interest and claim in or to the following described real estate as described and conveyed to Grantor in that certain quitclaim deed recorded with the Judge of Probate of Shelby County, AL at Instrument #20200416000149070, situated in Shelby County, Alabama, to-wit:

Physical address: 13 Monte Verde Lane, Montevallo, AL 35115  
Legal Description: Lot 13, according to the survey of Monte Verde,  
as recorded in Map Book 6, Page 66, in the Probate Office of Shelby  
County, Alabama.

TO HAVE AND TO HOLD to the said Grantee forever.

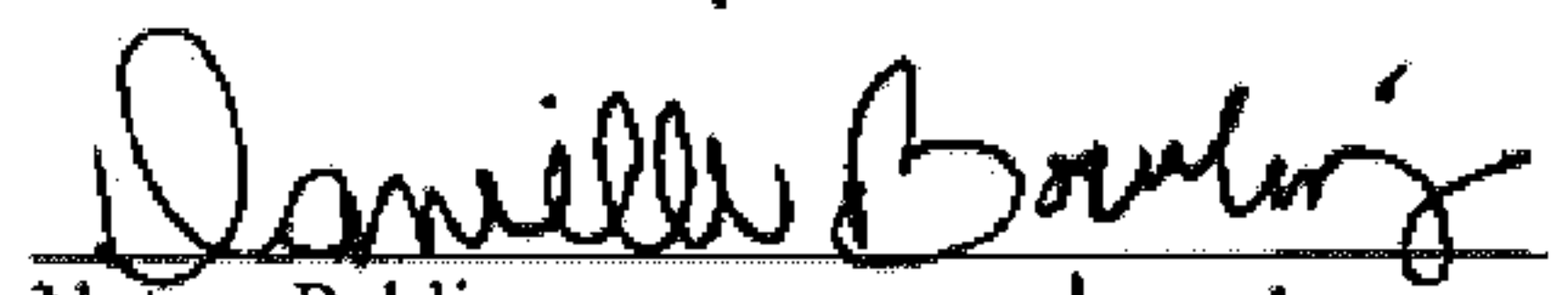
Given under our hands and seals, this 7 day of May, 2021.

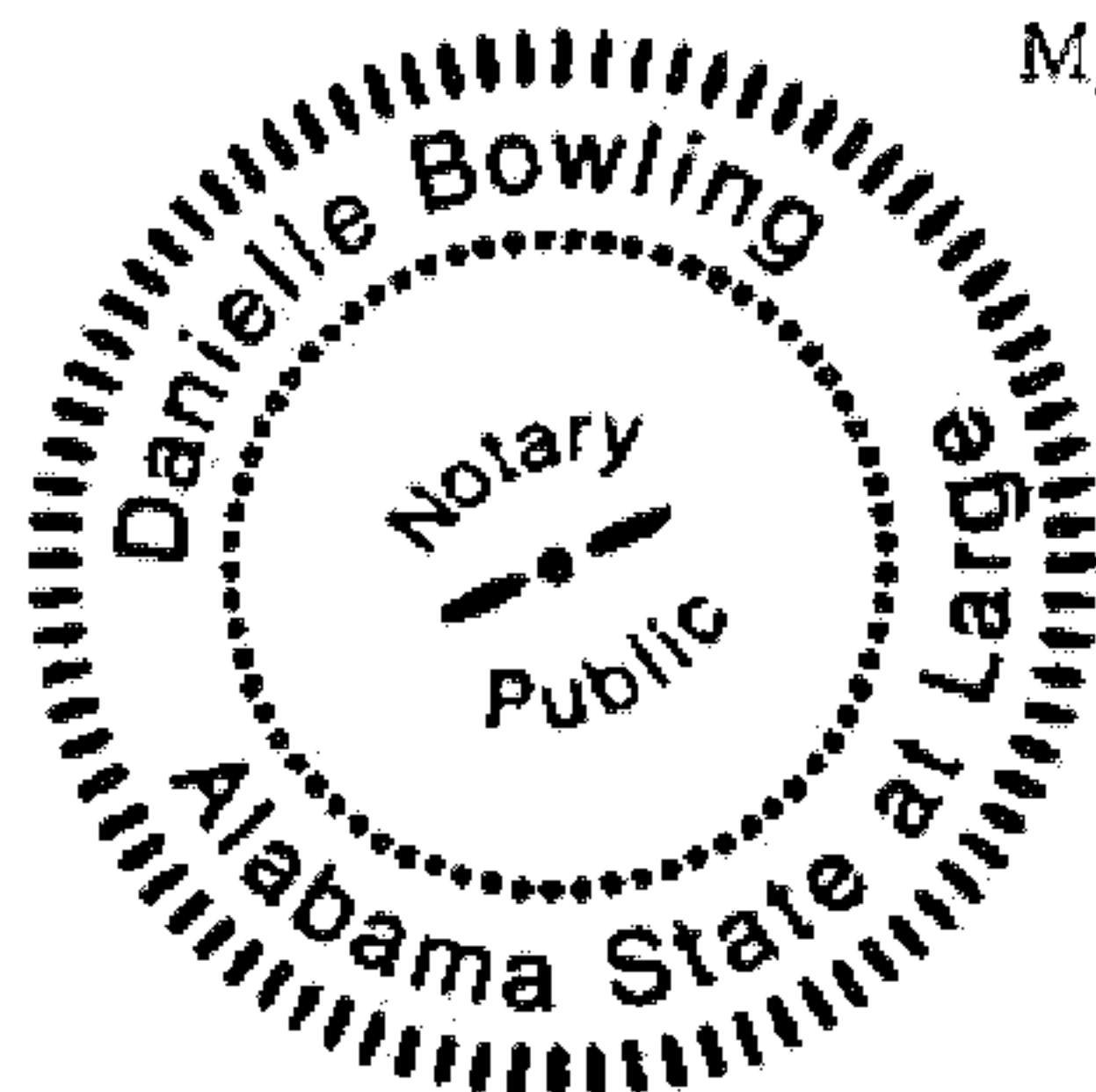
  
On Behalf of CS Equity Partners, LLC

STATE OF ALABAMA )  
COUNTY OF Jefferson )

This instrument was acknowledged before me this 7 day of May, 2021, by Lewis W. Cummings III, in his/her capacity as managing member of CS EQUITY PARTNERS, LLC. Given under my hand and official seal this 7 day of May, 2021.

(seal)

  
Notary Public  
My Commission Expires: 9/13/22



**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>CS Equity Partners, LLC</u>	Grantee's Name	<u>Ryan Howard</u>
Mailing Address	_____ _____ _____	Mailing Address	<u>13 Monte Verde Lane</u> <u>Montevallo, AL 35115</u> _____
Property Address	<u>13 Monte Verde Lane</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>May 7, 2021</u>
		Total Purchase Price	\$160,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)  
(Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other _____
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date ~~03/24/2021~~ 5/10/21

X Unattested \_\_\_\_\_  
(verified by)

Print Jennifer Jackson

Sign   
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/10/2021 02:31:21 PM  
\$185.00 CHERRY  
20210510000231420

*Allen S. Bayl*