

THIS INSTRUMENT WAS
PREPARED BY:
OMEGA REALTY HOLDINGS II, LLC
4518 VALLEYDALE ROAD
HOOVER, AL 35242
RIMA PATEL, ESQ.

PLEASE SEND TAX NOTICE TO:
CS EQUITY PARTNERS, LLC
4518 VALLEYDALE ROAD
HOOVER, AL 35242

20230322000078950
03/22/2023 12:06:00 PM
QCDEED 1/2

PROPERTY ADDRESS: 117 KING JAMES COURT, ALABASTER, AL 35007

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TWO HUNDRED TWENTY-ONE THOUSAND AND 00/100 DOLLARS (\$221,000.00)** to the undersigned **OMEGA REALTY HOLDINGS II, LLC** (herein referred to as GRANTOR(S)), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR(S) hereby remises, releases, quit claims, grants, sells, and conveys its **interest** unto **CS EQUITY PARTNERS, LLC** herein referred to as GRANTEE, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:


Lot 32, according to the Survey of Spring Gate, Sector One, Phase Two, as recorded in Map Book 18, Page 148, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs, devisees, assigns, or its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR(S), by **Lewis W. Cummings, III**, its **Managing Member** who is authorized to execute this conveyance, has hereto set its signature and seal this 14 day of MARCH, 2023.

GRANTOR(S), **OMEGA REALTY HOLDINGS II, LLC**

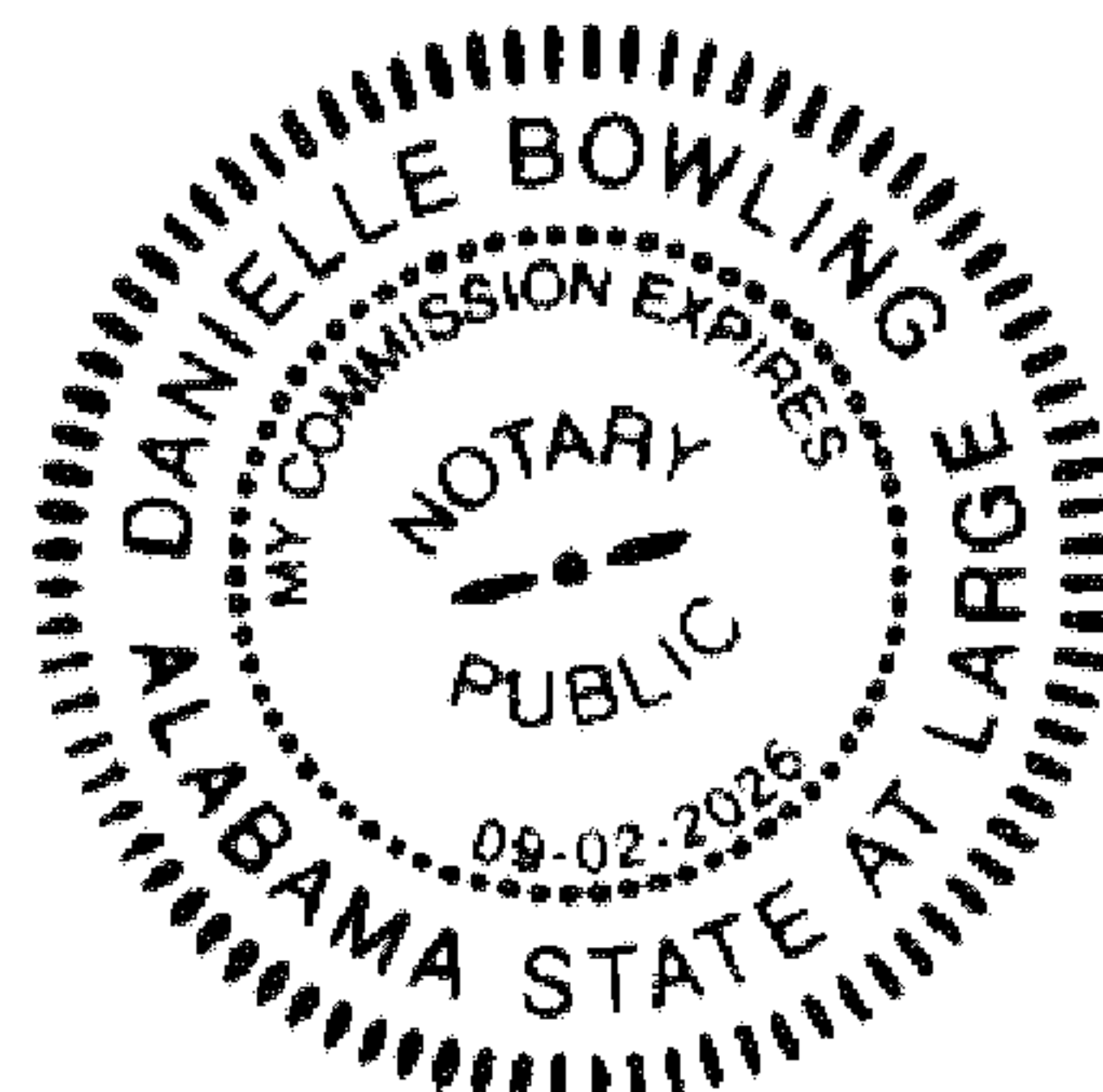
BY:


Lewis W. Cummings, III
Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said country, in said state, hereby certify that **Lewis W. Cummings, III**, whose name as **Managing Member of OMEGA REALTY HOLDINGS II, LLC** is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, as such officer and with full authority, executed for and as the act of said corporation.

Given under my hand and official seal this 14 day of MARCH, 2023.




NOTARY PUBLIC
My Commission Expires: 9/2/26

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name OMEGA REALTY HOLDINGS II, LLC
 Mailing Address 4518 VALLEYDALE ROAD
HOOVER, AL 35242

Grantee's Name CS EQUITY PARTNERS, LLC
 Mailing Address 4518 VALLEYDALE ROAD
HOOVER, AL 35242

Property Address 117 KING JAMES COURT
ALABASTER, AL 35007

Date of Sale 3/14/2023

Total Purchase Price \$ 221,000.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/22/2023 12:06:00 PM
 \$246.00 JOANN
 20230322000078950

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)

☐ Bill of Sale

☒ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other _____

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

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 3/14/2023

Print Danielle Bowling

☐ Unattested

Sign

Danielle Bowling

(verified by)

(Grantor/Grantee/Owner/Agent) circle one