

THIS INSTRUMENT WAS
PREPARED BY:
CS EQUITY PARTNERS, LLC
4518 VALLEYDALE ROAD
HOOVER, AL 35242
RIMA PATEL, ESQ.

PLEASE SEND TAX NOTICE TO:
OMEGA REALTY HOLDINGS VI, LLC
4518 VALLEYDALE ROAD
HOOVER, AL 35242

PROPERTY ADDRESS: 2029 FAIRBANKS CIRCLE, CHELSEA, AL 35043

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TWO HUNDRED FIFTY-THREE THOUSAND SIX HUNDRED FIFTY AND 00/100 DOLLARS (\$253,650.00)** to the undersigned **CS EQUITY PARTNERS, 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 **OMEGA REALTY HOLDINGS VI, LLC** herein referred to as GRANTEE, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

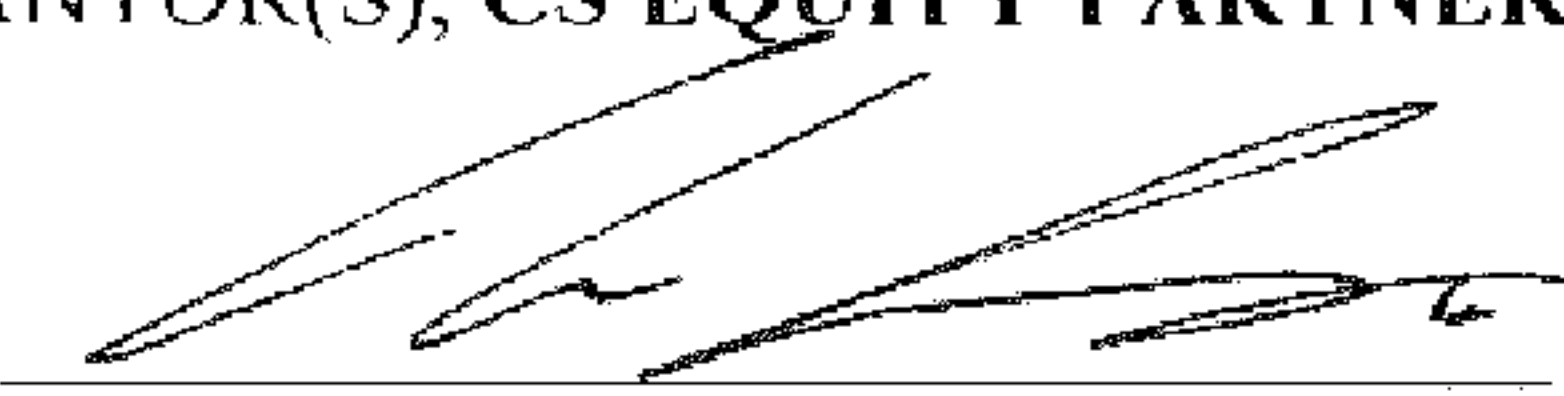
Lot 3-69 according to Plat of Chelsea Park 3rd Sector, as recorded in Map Book 34, Page 23 A and B, in the Probate Office of Shelby County. Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by Chelsea Park Inc. and filed for record as Instrument No. 20041014000566950, in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd Sector executed by Chelsea Park Homes, Inc. and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041014000566970 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

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 29 day of JANUARY, 2024.

GRANTOR(S), CS EQUITY PARTNERS, LLC

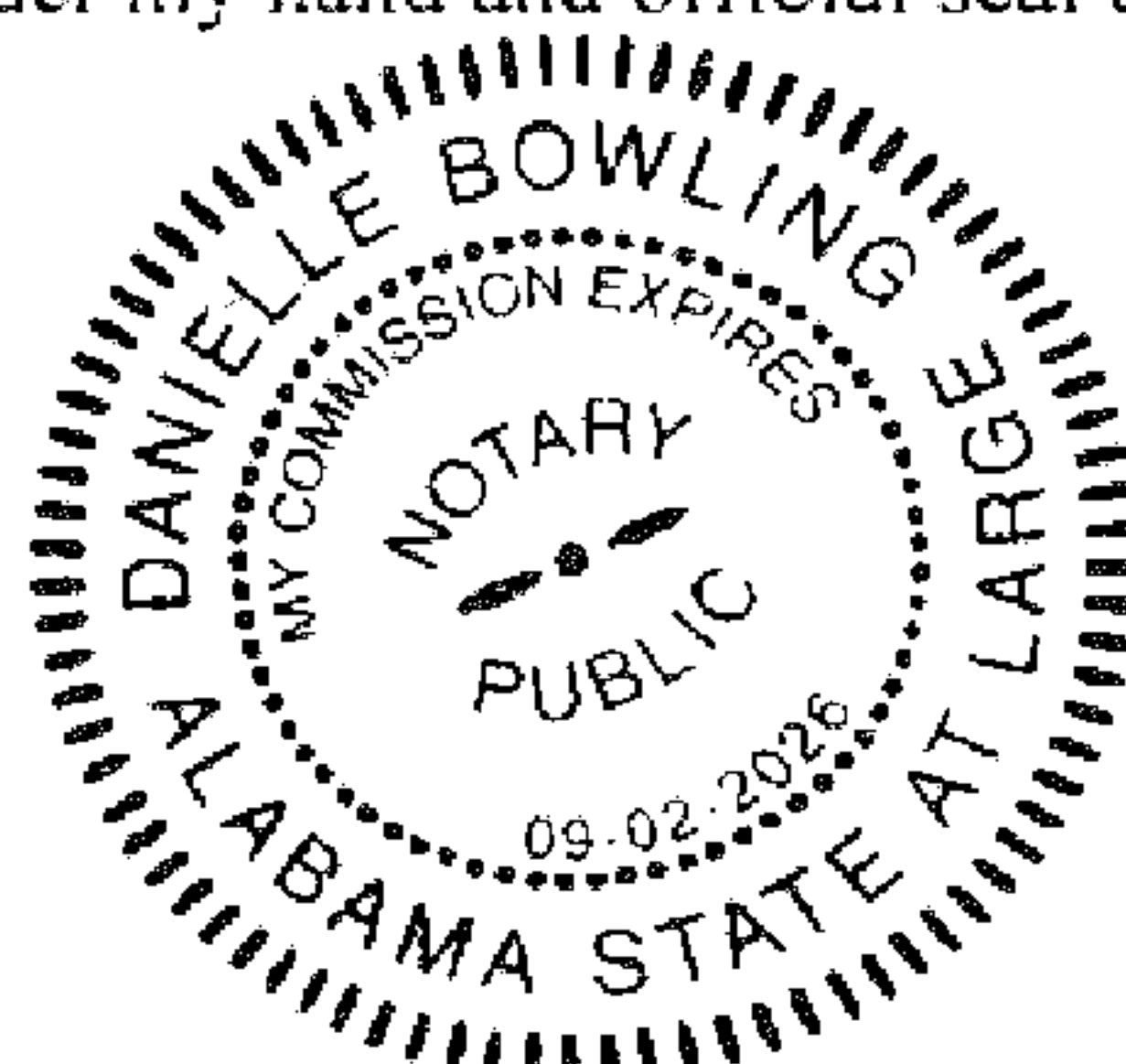
BY:


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 **CS EQUITY PARTNERS, 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 29 day of JANUARY, 2024.




NOTARY PUBLIC
My Commission Expires: 9/2/2026



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/05/2024 02:57:39 PM
 \$279.00 BRITTANI
 20240205000028910

Allen S. Byrd

Real Estate Sales Validation Form

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

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

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

Property Address 2029 FAIRBANKS CIRCLE
CHELSEA, AL 35043

Date of Sale 1/29/2024
 Total Purchase Price \$ 253,650.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 201,800.00

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 1/29/2024

Print Danielle Bowling

☐ Unattested

Sign

 (verified by)

Danielle Bowling
 (Grantor/Grantee/Owner/Agent) circle one