

Return to:  
John Ashley and Asha Ashley  
1608 King Charles Ct  
Alabaster, AL 35007

Order Number:  
73837416

**WARRANTY DEED**

STATE OF Alabama )  
COUNTY OF Shelby )

Send Future Tax Notices to:  
John Ashley and Asha Ashley  
1608 King Charles Ct  
Alabaster, AL 35007

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of Two Hundred Sixty-Five Thousand Dollars (\$265,000.00) and other valuable consideration, to the undersigned Grantor, **CS EQUITY PARTNERS, LLC**, an Alabama Limited Liability Company, whose address is 2120 16th Avenue South, Suite 300, Birmingham, AL 35205, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **JOHN ASHLEY** and **ASHA ASHLEY**, husband and wife, as joint tenants with right of survivorship, whose address is 1608 King Charles Ct, Alabaster, AL 35007, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 61, ACCORDING TO THE SURVEY OF KINGWOOD, FIRST ADDITION, AS RECORDED IN MAP BOOK 6, PAGE 90, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Prior Deed Reference: Instrument No. 20230322000078960.**

**Parcel ID Number: 13 7 26 2 001 013.000**

**Commonly Known As: 1608 King Charles Ct, Alabaster, AL 35007**

**Fair Market Value: \$222,000.00**

**The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.**

**This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.**

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**The above described property is not the homestead of the Grantors herein or either one of them.**

**TO HAVE AND TO HOLD** unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. A survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock, LLC.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

[THIS SPACE INTENTIONALLY LEFT BLANK.]

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IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 1<sup>st</sup> day of May, 2024.

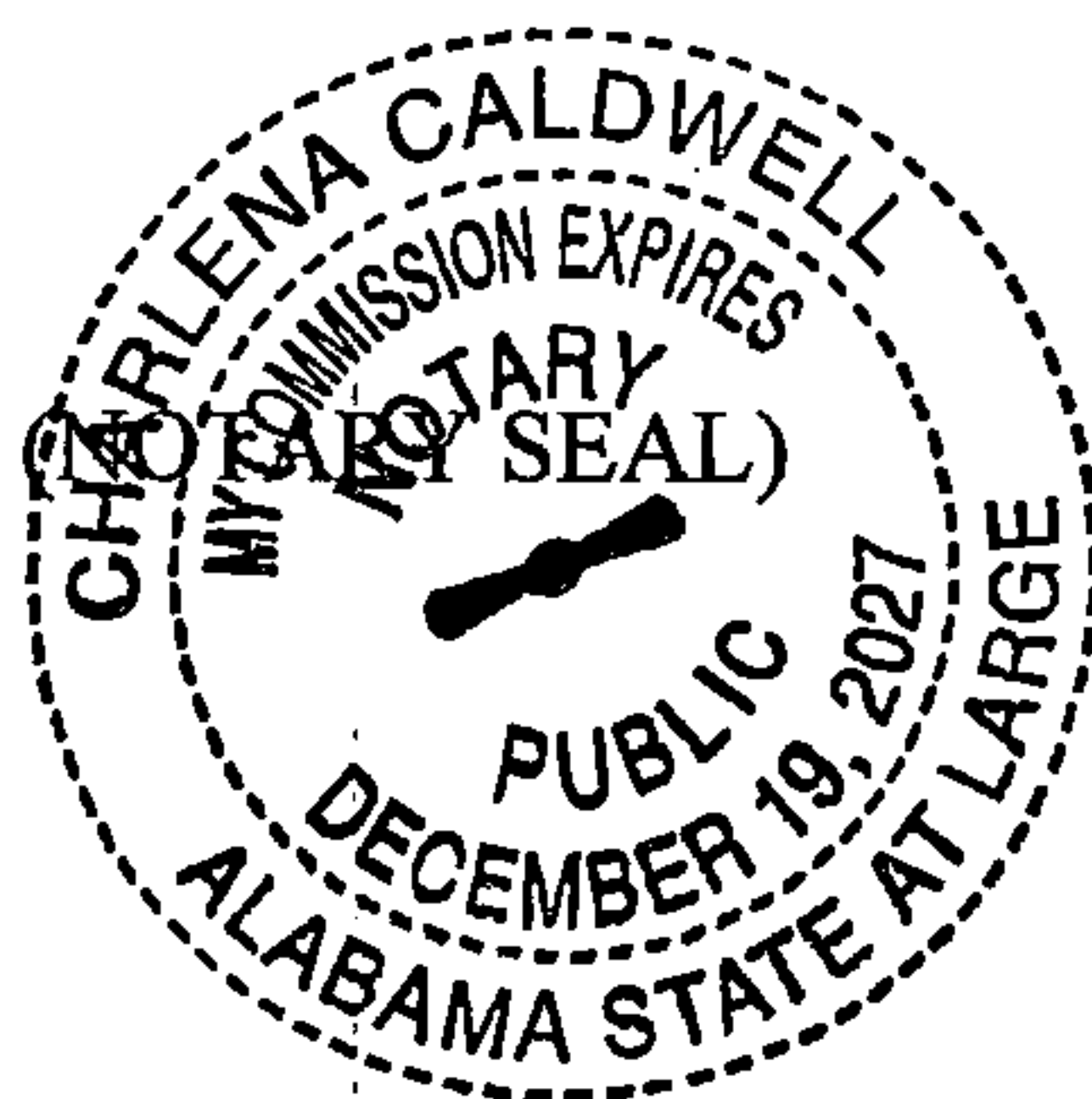
CS EQUITY PARTNERS, LLC, an Alabama  
Limited Liability Company, by Crown  
Acquisition, LLC

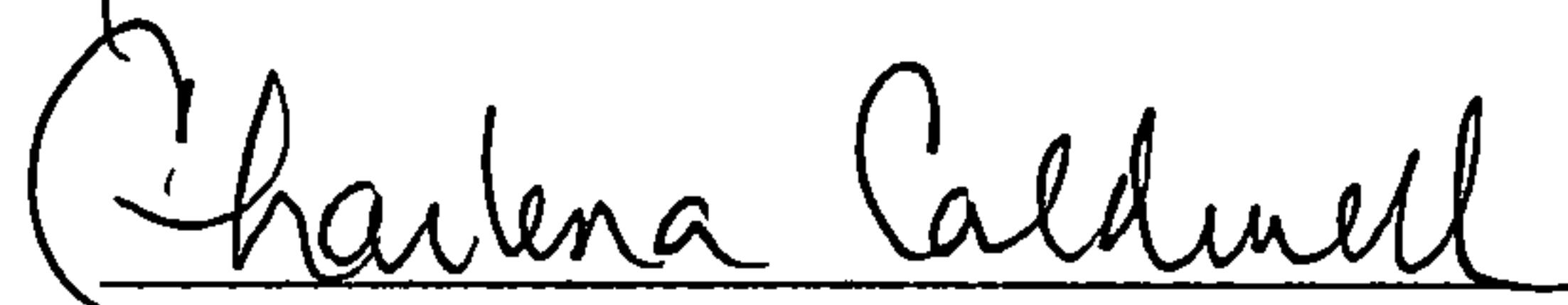
  
By: LEWIS W. CUMMINGS, III  
Its: Authorized Signer

STATE OF Alabama )  
COUNTY OF Shelby )

I, Charlena Caldwell, a Notary Public for the State of Alabama, do hereby certify that **LEWIS W. CUMMINGS, III**, whose name as Authorized Signer of **Crown Acquisition, LLC**, as owner/grantor of **CS EQUITY PARTNERS, LLC, an Alabama Limited Liability Company**, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said CS EQUITY PARTNERS, LLC.

Given under my hand this the 1<sup>st</sup> day of May, 2024.



  
Notary Public  
My commission expires: \_\_\_\_\_

This instrument was prepared by (without benefit of title search):  
Lauren Sonnier (AL Bar ID: DUV002)  
Law Offices of Lauren Sonnier, PLLC  
P. O. Box 1516  
Ocean Springs, MS 39566  
228-327-1424

**CHARLENA CALDWELL**  
My Commission Expires  
12/19/2027





**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 2120 16th Avenue South, Suite 300  
Birmingham, AL 35205

Grantee's Name John Ashley and Asha Ashley  
 Mailing Address 1608 King Charles Ct  
Alabaster, AL 35007

Property Address 1608 King Charles Ct  
Alabaster, AL 35007

Date of Sale 5-1-2024  
 Total Purchase Price \$ 265,000.00



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk

Shelby County, AL  
 05/06/2024 08:42:22 AM  
 \$36.00 JOANN  
 20240506000130700

or  
 Actual Value \$

or  
 Assessor's Market Value \$

The purchase price or actual value claimed Ally S. Boyd 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 5/1/24

Print JOHN ASHLEY Asha Ashley

☐ Unattested

Sign [Signature] [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**