

THIS INSTRUMENT WAS PREPARED BY:
CS EQUITY PARTNERS, LLC
3545 LORNA RIDGE DRIVE
HOOVER, AL 35216

PLEASE SEND TAX NOTICE TO:
OMEGA REALTY HOLDINGS I, LLC
3545 LORNA RIDGE DRIVE
HOOVER, AL 35216

QUIT CLAIM DEED

20160210000042890

02/10/2016 10:52:01 AM

QCDEED 1/2

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

A parcel of land located in the West ½ of the Northwest ¼ of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, as described in Deed Book 316, Page 744 in the Shelby County Judge of Probate Office, more particularly described as follows:

Commence at the SE corner of the Northwest ¼ of the Northwest ¼ of said Section 21; thence run South 78 degrees 25 minutes 17 seconds West a distance of 170.3 feet to an iron pin on the Westerly Right of Way of Shelby County Hwy. Number 17; thence run South 61 degrees 41 minutes 27 seconds West a distance of 239.8 feet to an iron pin; thence run North 28 degrees 18 minutes 33 seconds West a distance of 105.0 feet to an iron pin and the point of the beginning; thence continue last course a distance of 91.5 feet to an iron pin; thence run North 47 Degrees 16 minutes 51 seconds East a distance of 328.2 feet to an iron pin on the Westerly Right of Way of Shelby County Hwy Number 17; thence run Southeasterly along said Right of Way a distance of 154.0 feet to an iron pin; thence run South 56 degrees 31 minutes 35 seconds a distance of 277.4 feet to the point of beginning. There is reserved a 20 foot Easement for the purpose of ingress and egress along the Southeasterly line of the above described parcel.

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, by **Lewis W. Cummings, III., its Member** who is authorized to execute this conveyance, has hereto set its signature and seal this 1st day of November, 2015.

GRANTOR, CS Equity Partners, LLC

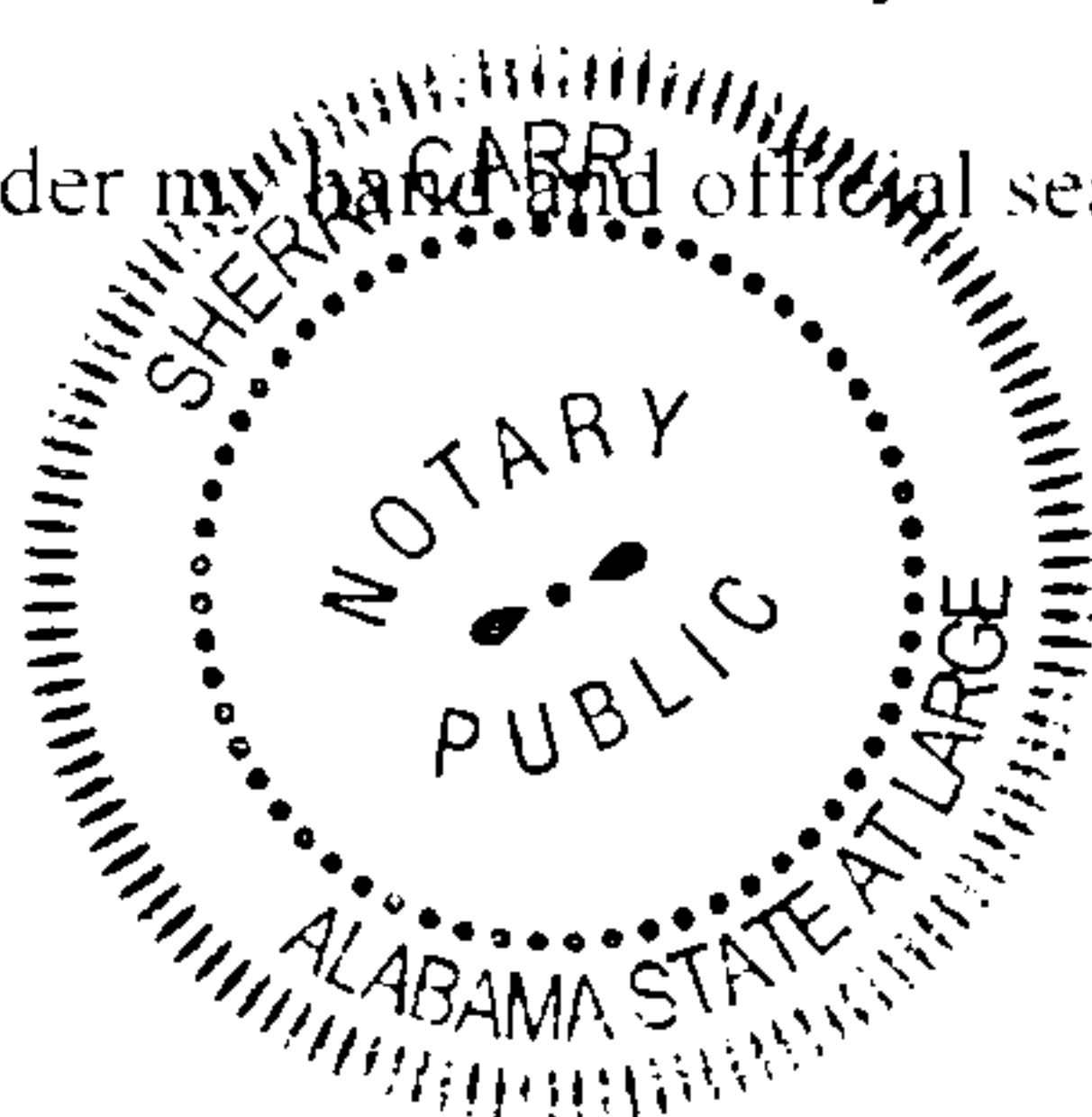
BY: 

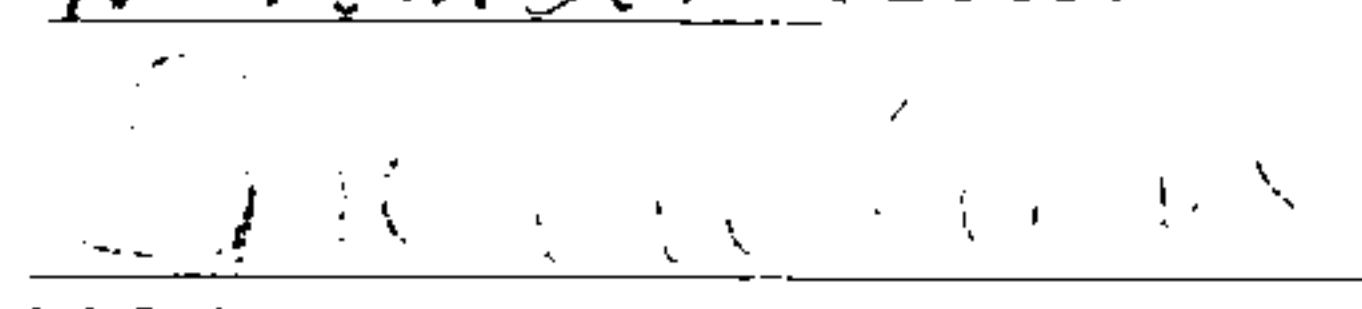
Lewis W. Cummings, III.
Member

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 **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 1st day of November, 2015.




NOTARY PUBLIC

My Commission Expires: 11/15/17

20160210000042890 02/10/2016 10:52:01 AM QCDEED 2/2

Real Estate Sales Validation Form

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

Grantor's Name OS Equity Partners, LLC Grantee's Name Omega Realty Holdings, I, LLC
 Mailing Address 3545 Lorna Ridge Mailing Address 3545 Lorna Ridge Dr
HOOPER, AL 35216 HOOPER, AL 35216

Property Address 10480 Hwy 17 Date of Sale 11-1-2015
Maylene Alabama Total Purchase Price \$ \$ 100,000
35114 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 ☐ Appraisal
☐ Sales Contract ☒ Other Quitclaim Deed
☐ 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.

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 12-2-16Print Lewis W. Cummings, Jr

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/10/2016 10:52:01 AM
 \$117.00 CHERRY
 20160210000042890