

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

SPECIAL WARRANTY DEED

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **FIFTY-NINE THOUSAND DOLLARS 00/100 (\$59,000.00)** 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:

**Lot 1, according to the Survey of Bishop Creek Townhomes, as recorded in Map Book 10, Page 41, 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

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 8<sup>th</sup> day of August, 2016.

GRANTOR, CS EQUITY PARTNERS, LLC

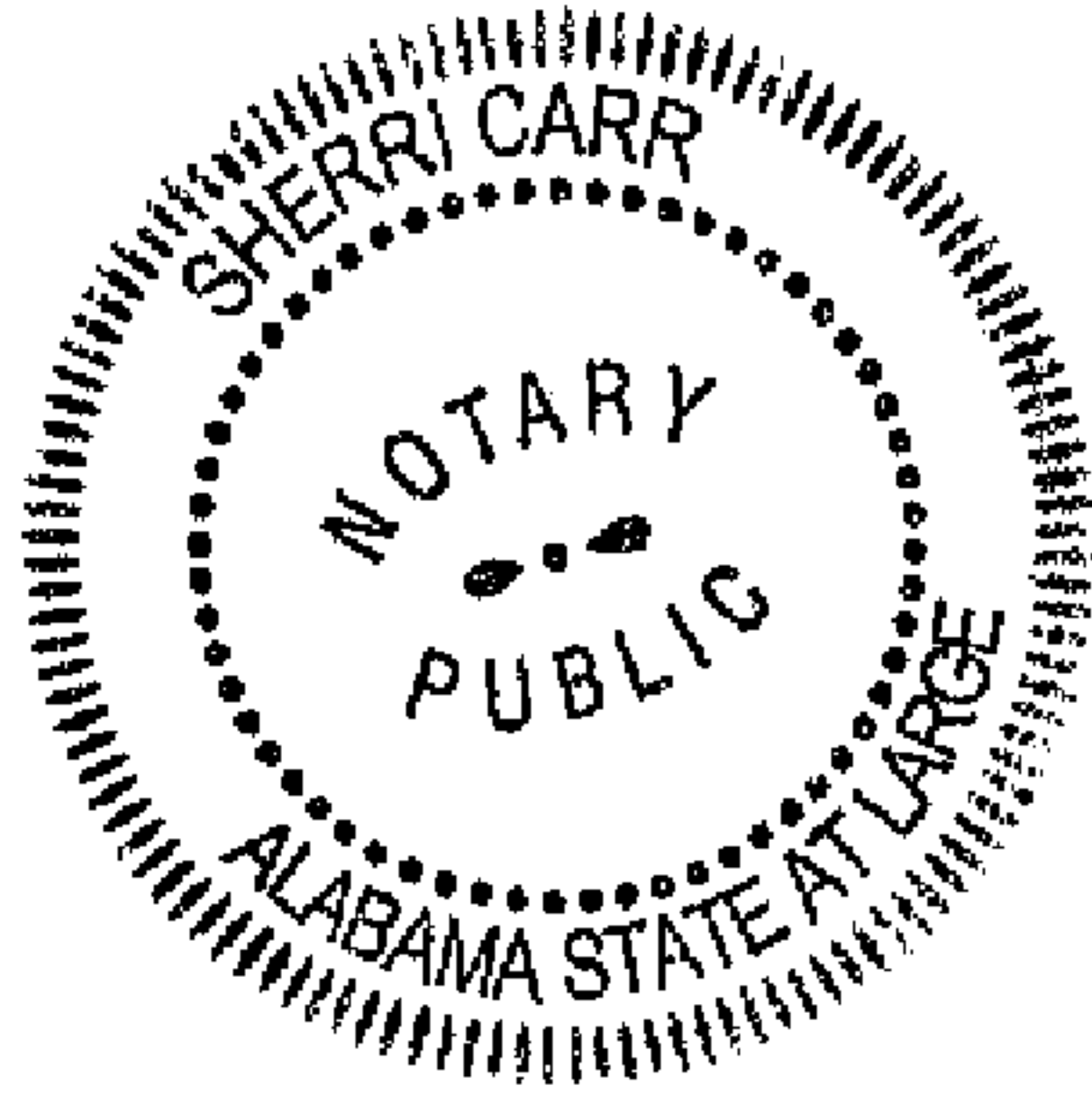
BY:

  
\_\_\_\_\_  
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 8<sup>th</sup> day of August, 2016.



Sherril Carr

NOTARY PUBLIC

My Commission Expires: 5/13/17

## 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 \_\_\_\_\_  
3545 Lorna Ridge Drive  
Hoover, AL 35243

Grantee's Name OMEGA RESIDENTIAL HOLDINGS I  
 Mailing Address LLC  
3545 Lorna Ridge Drive  
Hoover, AL 35243

Property Address 1115 King Arthur Ct  
Alabaster, Shelby AL 35007

Date of Sale 8/12/2016  
 Total Purchase Price \$ 59,000.00



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 09/02/2016 01:21:12 PM  
 \$80.00 CHERRY  
 20160902000320330

*[Signature]*

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 \_\_\_\_\_

Print \_\_\_\_\_

Sign \_\_\_\_\_

Unattested \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1