

20170518000173790
05/18/2017 12:50:45 PM
DEEDS 1/2

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

STATE OF ALABAMA)
COUNTY OF SHELBY)


KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED TWENTY-SIX THOUSAND DOLLARS 00/100 (\$126,000.00)** 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 25, ACCORDING TO THE SURVEY OF CROSSCREEK COVE, AS RECORDED IN MAP BOOK 32, PAGE 72, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
31

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 31st day of March 2017.

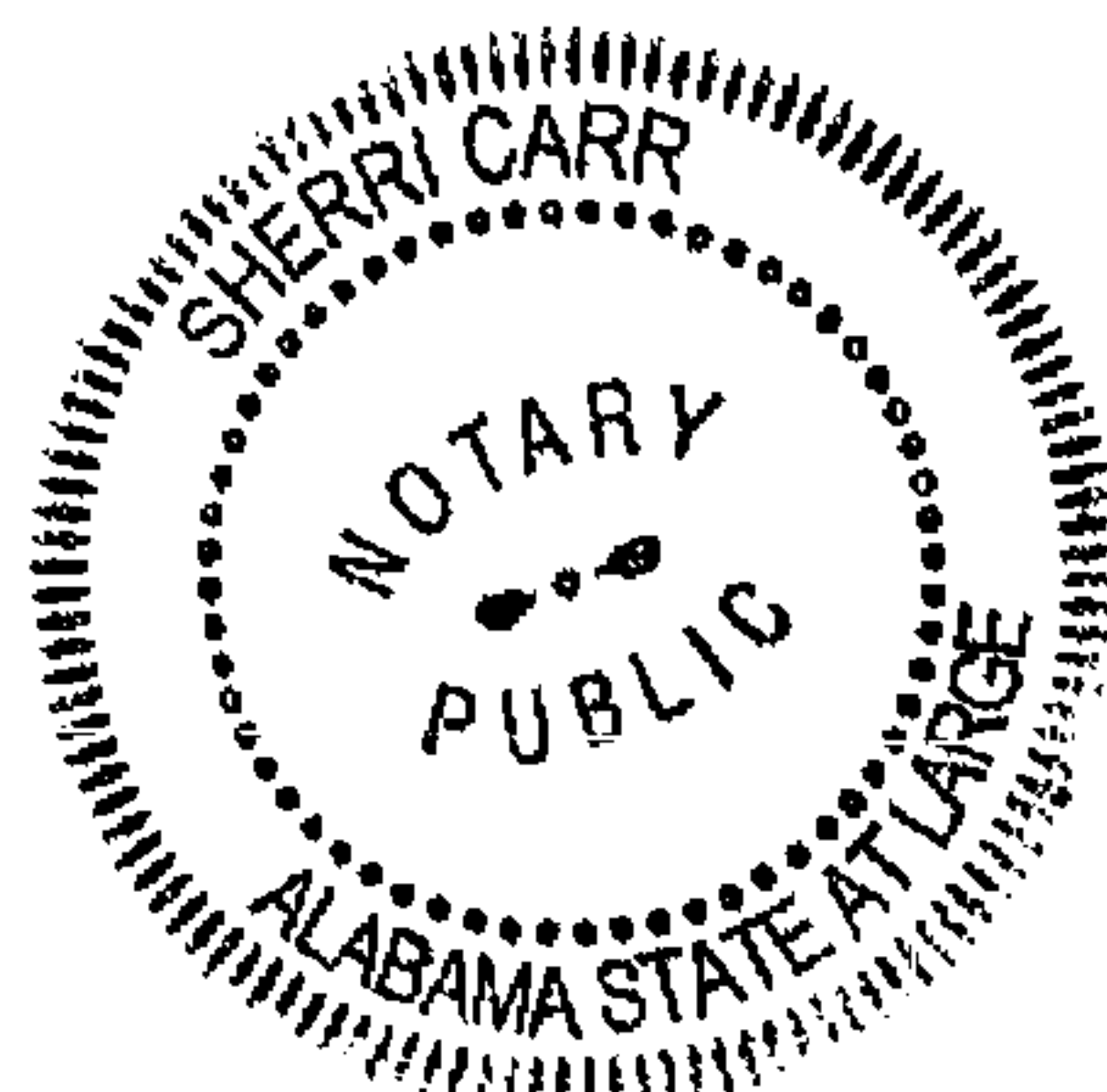
GRANTOR, CS EQUITY PARTNERS, LLC


BY: 
Lewis W. Cummings, III.
Member

STATE OF ALABAMA
COUNTY OF TALLADEGA

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 31st day of March, 2017.




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 Rd
Hoover, AL 35216

Grantee's Name Omega Realty Holdings, LLC
Mailing Address 3545 Lorna Ridge Dr.
Hoover AL 35216

Property Address 608 Crosscreek Cove
Pelham, AL 35124

Date of Sale 3-31-2017
Total Purchase Price \$ 124,000.00

or
Actual Value \$ _____

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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 related entities
☐ 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 5/8/2017

Print Lorraine Perez, as agent

☐ Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/18/2017 12:50:45 PM
\$144.00 CHERRY
20170518000173790

(verified by)

[Signature]

Form RT-1