

THIS INSTRUMENT WAS PREPARED BY:
SHELBY RESOURCES, INC
PO BOX 149
PELHAM, AL 35214

PLEASE SEND TAX NOTICE TO:
CS EQUITY PARTNERS, LLC
3545 LORNA RIDGE DRIVE
HOOVER, AL 35216

QUIT CLAIM DEED

20180220000053720

STATE OF ALABAMA)
COUNTY OF SHELBY)

02/20/2018 09:13:19 AM
QCDEED 1/2

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE-HUNDRED AND TEN-THOUSAND TWO-HUNDRED AND FIFTY DOLLARS 00/100 (\$110,250.00)** to the undersigned SHELBY RESOURCES, INC. (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 **CS EQUITY PARTNERS, LLC** herein referred to as GRANTEE, the following described real estate situated in **SHELBY COUNTY, ALABAMA**, to-wit:

Lot 74, according to the Survey of Savannah Pointe Sector II, Phase III, as recorded in Map Book 29, Page 13, 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.

IN WITNESS WHEREOF, the said GRANTOR, by Michael D. Phillips, **its President** who is authorized to execute this conveyance, has hereto set its signature and seal this 11th Day of December, 2017.

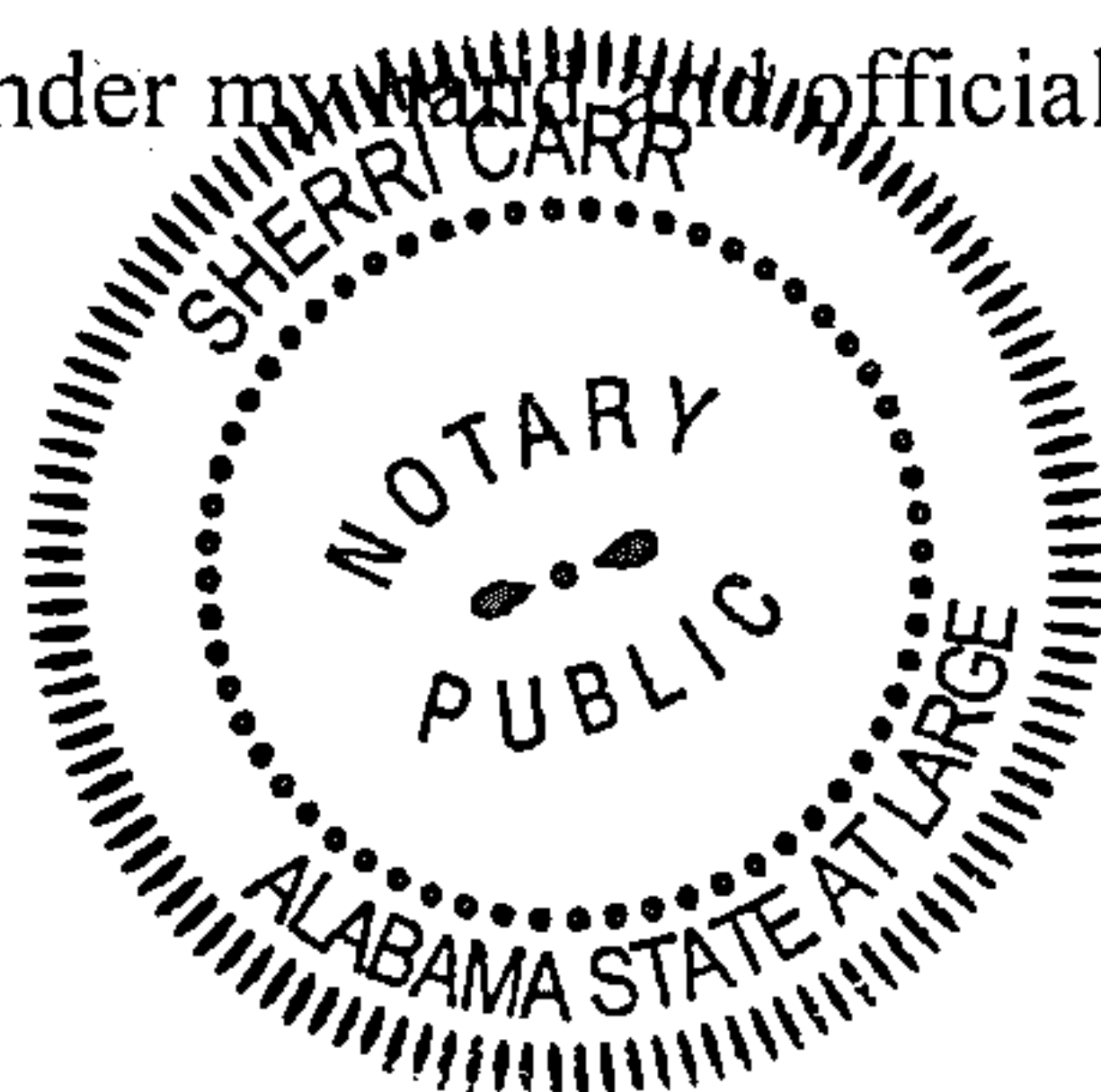
GRANTOR, **Shelby Resources, Inc.**

BY: *Michael D. Phillips*
Michael D. Phillips
President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said country, in said state, hereby certify that Michael D. Phillips whose name as **President** of **Shelby Resources, Inc.** 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 19th day of December, 2017.



Sherri Carr
NOTARY PUBLIC
My Commission Expires: 5-13-21

20180220000053720 02/20/2018 09:13:19 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
Mailing AddressShelby Resources, Inc.
P.O. Box 149
Pelham, AL
35214Grantee's Name
Mailing AddressCSEquity Partners, LLC
3545 Lorna Ridge Dr
Hoover, AL 35216

Property Address

154 Charlton Lane
Calera, AL 35040

Date of Sale

12-11-17

Total Purchase Price \$

110,250.00

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 Quit Claim Deed

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 12-27-17

Print Karen Wallace

Unattested

Sign

Karen Wallace

(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
 02/20/2018 09:13:19 AM
 \$128.50 CHERRY
 20180220000053720

A handwritten signature, likely of the County Clerk, is written over the official stamp.