

THIS INSTRUMENT WAS PREPARED BY:  
AVALANCHE INVESTMENTS, INC  
236 RIVER FRONT STREET  
SHELBY, AL 35143

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

QUIT CLAIM DEED

20180226000060850  
02/26/2018 04:06:41 PM  
QCDEED 1/2

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

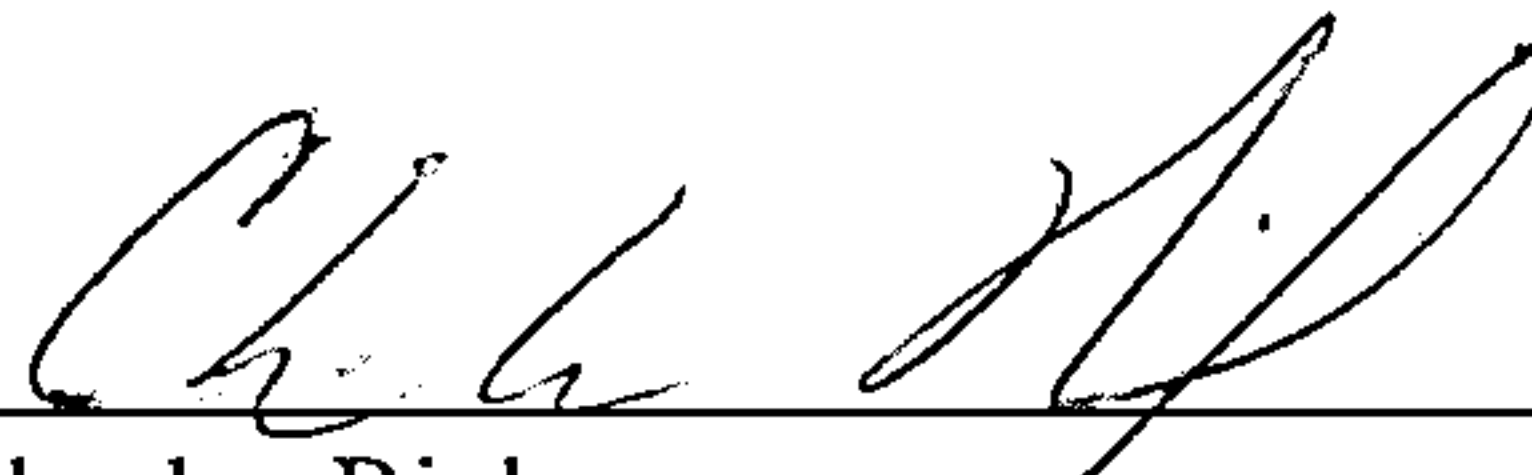
KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE-HUNDRED TEN-THOUSAND DOLLARS 00/100 (\$110,000.00)** to the undersigned **AVALANCHE INVESTMENTS, INC.** (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR hereby remises, 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 Emerald Ridge, Sector II, a Single Family Residential Subdivision, as recorded in Map Book 38, Page 112, 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 **Charles Rich, its Member** who is authorized to execute this conveyance, has hereto set its signature and seal this 23<sup>rd</sup> day of February, 2018.

GRANTOR, AVALANCHE INVESTMENTS, INC.

BY:   
Charles Rich  
Member

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said country, in said state, hereby certify that **Charles Rich**, whose name as **Member** of **AVALANCHE INVESTMENTS, 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 23 day of Feb, 2018.

  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

My Commission Expires 4/22/18

## Real Estate Sales Validation Form

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

Grantor's Name Avalanche Investments, Inc.  
Mailing Address 236 River Front Street  
Shelby, AL 35143

Grantee's Name CS Equity Partners, LLC  
Mailing Address 3545 Lorna Ridge Dr  
Hoover, AL 35216

Property Address 1089 Emerald Ridge Dr  
Calera, AL 35040

Date of Sale 2/23/18  
Total Purchase Price \$ 110,000.00

or  
Actual Value \$ \_\_\_\_\_

Assessor's Market Value \$ \_\_\_\_\_

20180226000060850 02/26/2018 04:06:41 PM QCDEED 2/2 or

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 ☐ Quit Claim 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 2/23/18

Print Karen Wallace

Sign Karen Wallace  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/26/2018 04:06:41 PM  
\$128.00 CHERRY  
20180226000060850

*[Signature]*

Form RT-1