

20180730000269320
07/30/2018 09:01:15 AM
QCDEED 1/2

THIS INSTRUMENT WAS PREPARED BY:
STAR PROPERTIES, LLC
110 12TH ST. N.
BIRMINGHAM, AL 35203

PLEASE SEND TAX NOTICE TO:
OMEGA REALTY HOLDINGS II, LLC
110 12TH ST. N.
BIRMINGHAM, AL 35203

QUIT CLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE-HUNDRED TWENTY THOUSAND FOUR-HUNDRED SIXTY-SEVEN DOLLARS 29/100 (\$120,467.29)** to the undersigned **STAR PROPERTIES, 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 II, LLC** herein referred to as GRANTEE, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

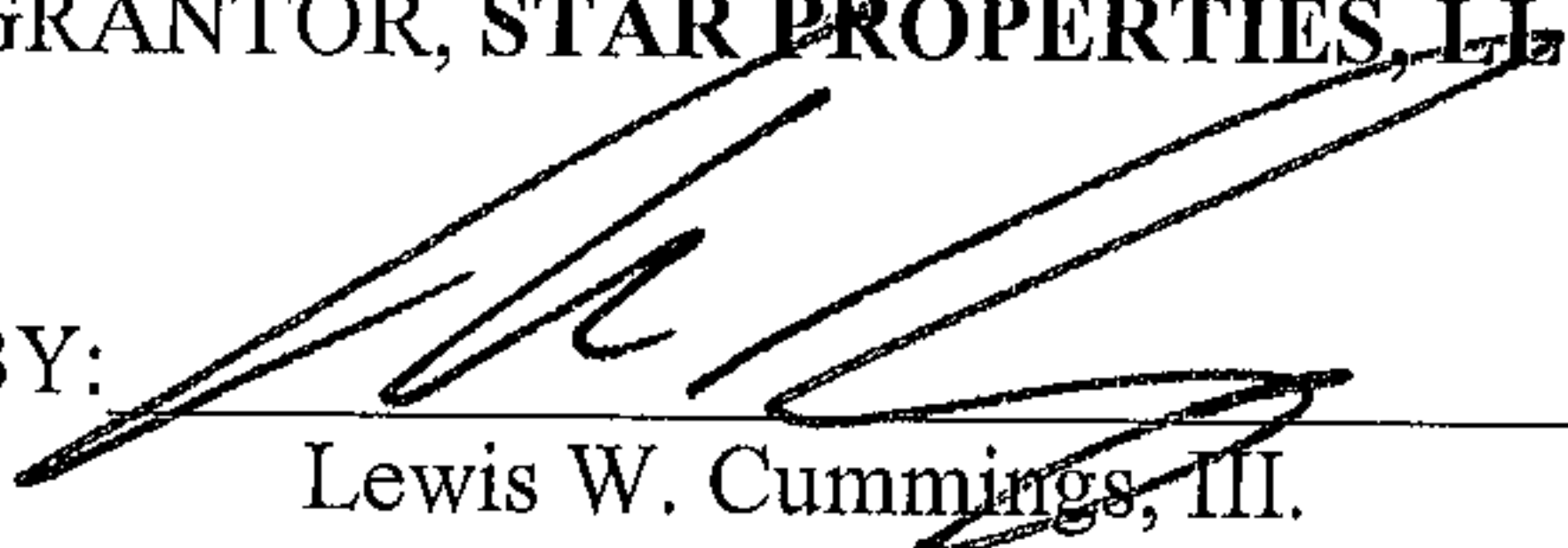
Lot 32, according to the survey of Cottage of Saratoga as recorded in Map Book 31, Page 114, in the Probate office of Shelby County, Alabama

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 **Lewis W. Cummings, III**, its Member who is authorized to execute this conveyance, has hereto set its signature and seal this 26th day of June, 2018.

GRANTOR, STAR PROPERTIES, LLC


BY:

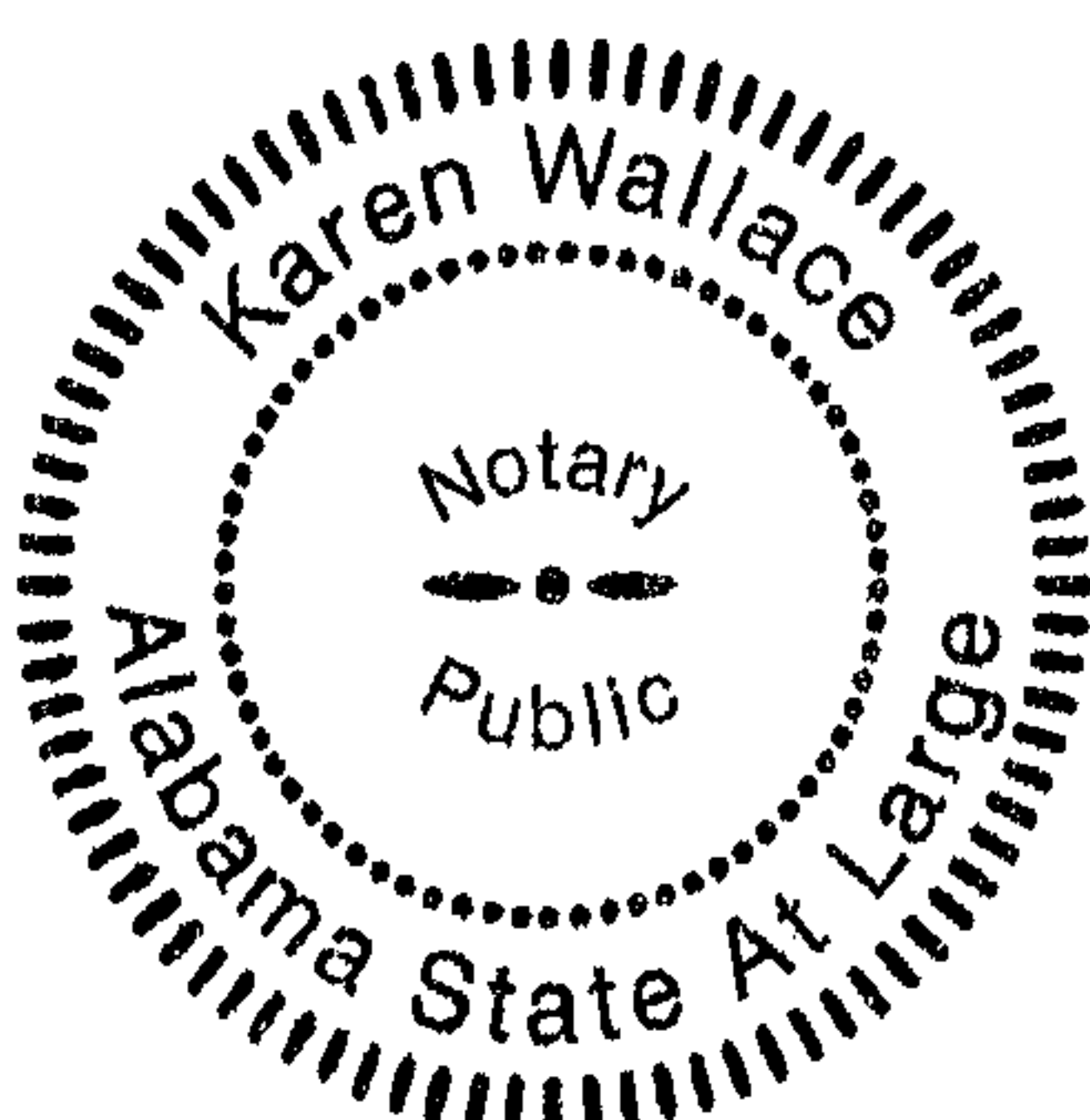

Lewis W. Cummings, III.
Member

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 **STAR PROPERTIES, 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 26th day of June, 2018.


NOTARY PUBLIC
My Commission Expires: 1/23/22



Real Estate Sales Validation Form

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

Grantor's Name STAR PROPERTIES, LLC
 Mailing Address 110 12th Street N.
Birmingham, AL 35203

Grantee's Name OMEGA REALTY HOLDINGS
 Mailing Address II, LLC
110 12th Street N.
Birmingham, AL 35203

Property Address 203 SARATOGA LN
CALERA, AL 35040

Date of Sale 6/26/2018

Total Purchase Price \$ ~~0.00~~ 120,467.29

or

Actual Value ⓐ \$ ~~78,388.57~~

or

Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/30/2018 09:01:15 AM
 \$138.50 CHERRY
 20180730000269320

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 6/26/18

Print _____

Sign _____

Unattested _____

(verified by) _____

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form