

THIS INSTRUMENT WAS PREPARED BY:
AVALANCE INVESTMENTS, INC.
236 RIVERFRONT STREET
SHELBY, AL 35143

PLEASE SEND TAX NOTICE TO:
CS EQUITY PARTNERS, LLC
110 12TH STREET NORTH
BIRMINGHAM, AL 35203

QUIT CLAIM DEED

20181214000438040

12/14/2018 02:31:16 PM

QCDEED 1/2

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE-HUNDRED-THREE-THOUSAND-ONE DOLLARS AND 00/100 (\$103,001.00)** 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, ALABAMA, to-wit:

Lot 285, According to the Survey of Waterford Village, Sector 5, Phase 3, as recorded in Map Book 37, Page 65, 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, President** who is authorized to execute this conveyance, has hereto set its signature and seal this 29th day of November, 2018.

GRANTOR, **Avalanche Investments, Inc.**

BY: Charles Rich, President

Charles Rich, President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

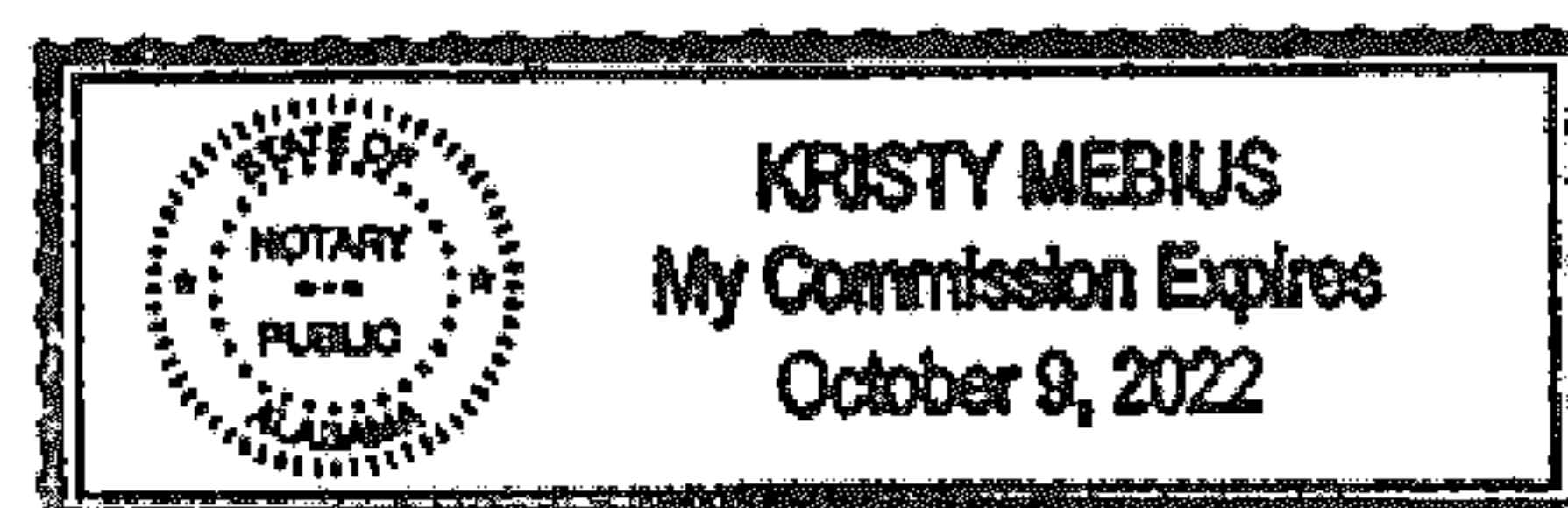
I, the undersigned, a notary public in and for said country, in said state, hereby certify that **Charles Rich** whose name as **President** of **AVALANCHE INVESTMENTS, INC.** is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the 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 29th day of November, 2018.

Kristy Mebius

NOTARY PUBLIC

My Commission Expires: 10/9/22



Real Estate Sales Validation Form

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

Grantor's Name AVALANCHE INVESTMENTS, INC.
Mailing Address 236 RIVERFRONT STREET
SHELBY, AL 35143

Grantee's Name CS EQUITY PARTNERS, LLC
Mailing Address 110 12TH STREET NORTH
BIRMINGHAM, AL 35203

Property Address 2146 VILLAGE LANE
CALERA, AL 35040

Date of Sale 11/29/2018

Total Purchase Price \$103,001.00

or

Actual Value \$

20181214000438040 12/14/2018 02:31:16 PM QCDEED 2/2 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 12/14/18

Print Danielle Bowling

Sign Danielle Bowling

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/14/2018 02:31:16 PM
\$121.50 CHERRY
20181214000438040

Allen S. Byrd

Form RT-1