

THIS INSTRUMENT WAS PREPARED BY:
BHM CAPITAL, LLC / RIMA PATEL, ESQ
110 12TH STREET NORTH
BIRMINGHAM, AL 35203

PLEASE SEND TAX NOTICE TO:
OMEGA REALTY HOLDINGS III, LLC
110 12TH STREET NORTH
BIRMINGHAM, AL 35203

QUIT CLAIM DEED

20190515000166230

05/15/2019 03:19:05 PM

QCDEED 1/2

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **SIXTY-THOUSAND FIVE-HUNDRED ONE AND 00/100 DOLLARS (\$60,501.00)** to the undersigned **BHM CAPITAL, 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 III, LLC** herein referred to as GRANTEE, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

A parcel of land situated in the NE 1/4 of Section 4, Township 24 North, Range 12 East, in the City of Montevallo, Shelby County, Alabama, and being more particularly described as follows: Commence at the Southwest corner of Section 28, township 22 South, Range 3 West, Shelby County; thence Southerly along the extension of the West line of said Section 28, 44.04 feet; thence 85 degrees 41 minutes 34 seconds left 330.07 feet to the Westerly right of way of Alabama Highway No. 119, also known as Selma Street in the City of Montevallo, Alabama; thence 85 degrees 37 minutes 11 seconds right 99.61 feet along and with said Westerly right of way to the point of beginning; thence continue along last stated course and said Westerly right of way 99.60 feet; thence 95 degrees 36 minutes 11 seconds right and leaving said Westerly right of way 150.72 feet; thence 84 degrees 23 minutes 49 seconds right 97.99 feet; thence 94 degrees 59 minutes 36 seconds right 150.57 feet to the point of beginning, said parcel containing 0.34 acres, more or less. Situated in 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 15 day of May, 2019.

GRANTOR, **BHM Capital, LLC**

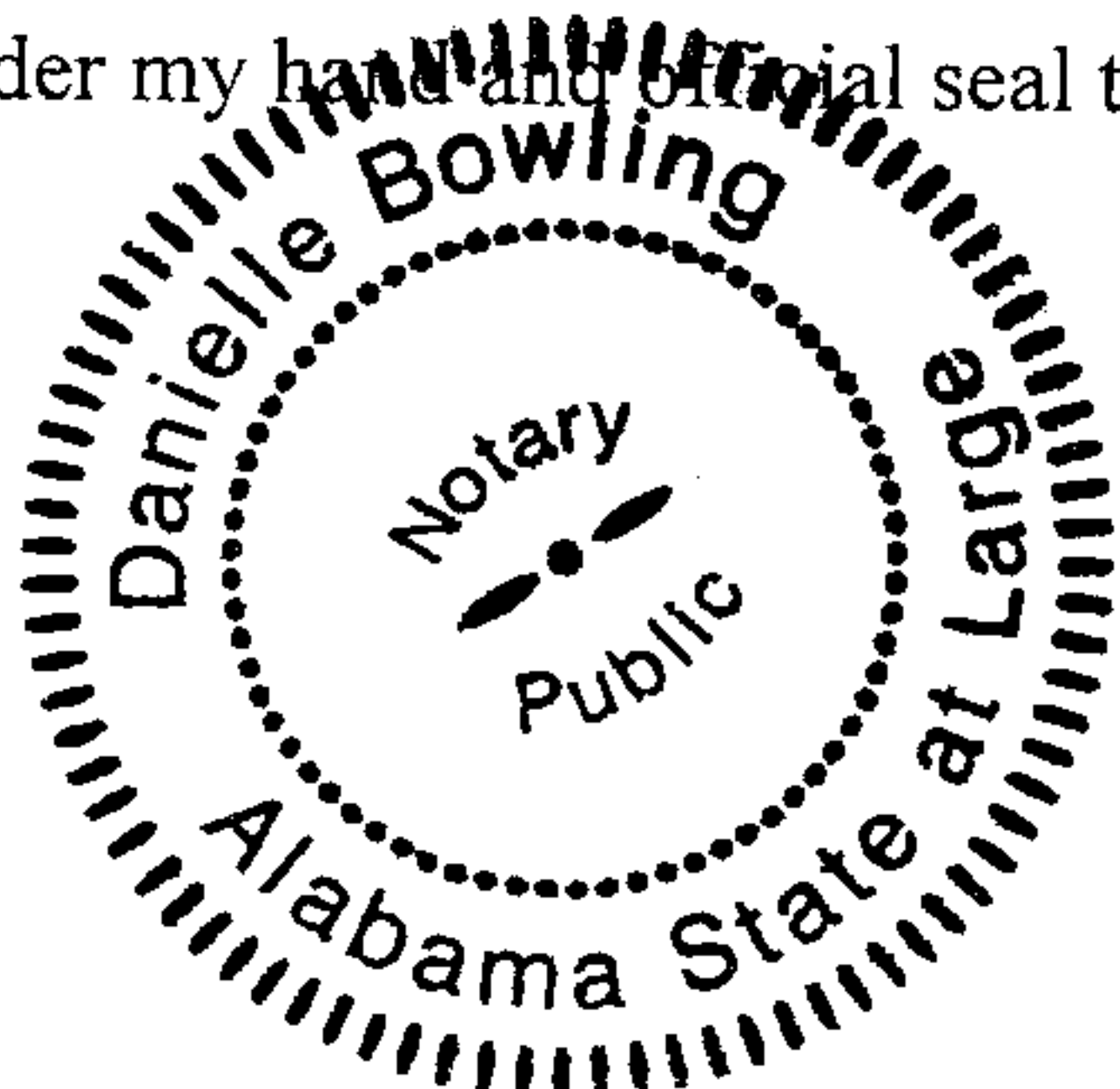
BY:

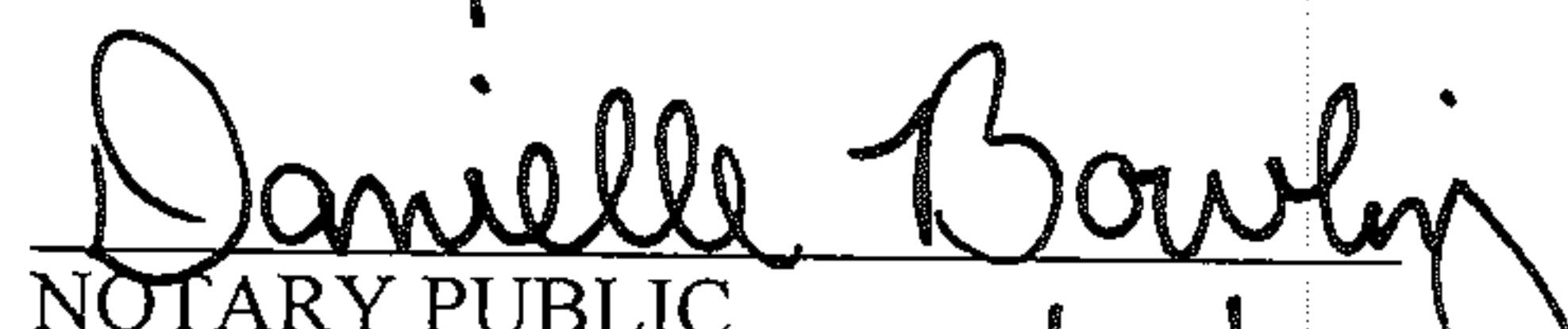

Lewis W. Cummings, III.
Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

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 **BHM CAPITAL, 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 15 day of May, 2019.




NOTARY PUBLIC
My Commission Expires: 9/13/22

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name BHM CAPITAL, LLC
 Mailing Address 110 12TH STREET NORTH
BIRMINGHAM, AL 35203

Grantee's Name OMEGA REALTY HOLDINGS III, LLC
 Mailing Address 110 12TH STREET NORTH
BIRMINGHAM, AL 35203

Property Address 435 SELMA ROAD
MONTEVALLO, AL 35115

Date of Sale 5/15/19
 Total Purchase Price \$60,501.00

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 5/15/19

Print Danielle Bowling

☐ Unattested

Sign Danielle Bowling
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/15/2019 03:19:05 PM
 \$79.00 CHARITY
 20190515000166230

Allen S. Bayl

Form RT-1