

20200603000224110

06/03/2020 03:18:29 PM

QCDEED 1/2

THIS INSTRUMENT WAS PREPARED BY:
CS EQUITY PARTNERS, LLC
110 12TH STREET NORTH
BIRMINGHAM, AL 35203
RIMA PATEL, ESQ.

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

PROPERTY ADDRESS: 40 Williams Dr, Alabaster, AL 35007-8917

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF Shelby

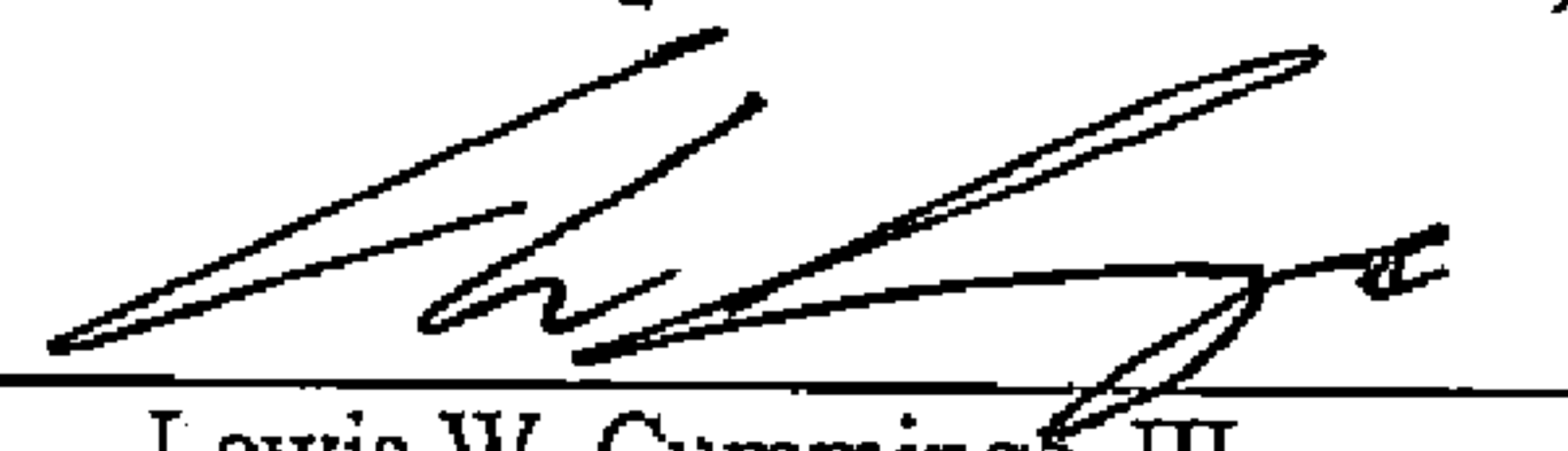
KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE-HUNDRED FORTY-FOUR-THOUSAND AND 00/100 DOLLARS (\$144,000.00)** to the undersigned **CS EQUITY PARTNERS, LLC** (herein referred to as **GRANTOR**), in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, the said **GRANTOR** hereby remises, releases, quit claims, grants, sells, and conveys its interest unto **OMEGA REALTY HOLDINGS IV, LLC** herein referred to as **GRANTEE**, the following described real estate situated in **Shelby COUNTY, ALABAMA**, to-wit:

Lot 40, according to the Survey of Scottsdale, as recorded in Map Book 6, page 101, in the Probate Office of Shelby County, Alabama.

Source of title instrument no 2019 0717000 253970
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 3 day of APRIL, 2020.

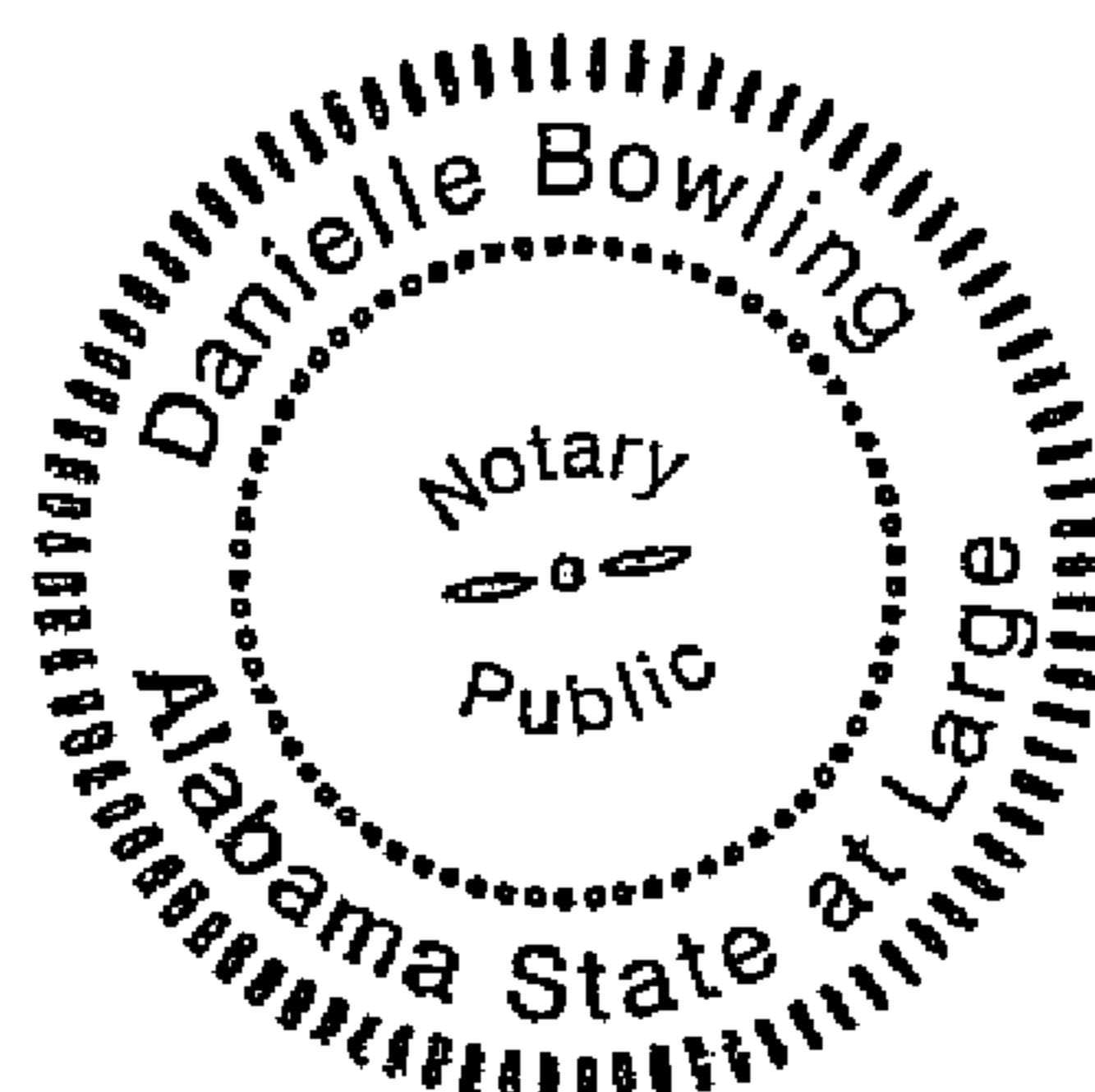
GRANTOR, CS EQUITY PARTNERS, LLC

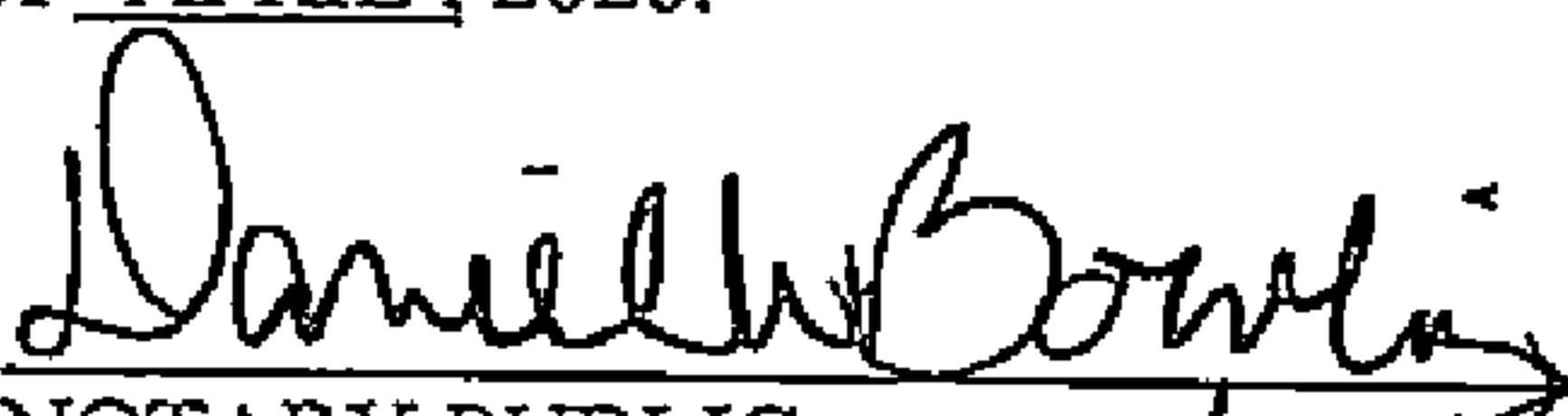
BY: 
Lewis W. Cummings, III.
Member

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 CS EQUITY PARTNERS, 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 3 day of APRIL, 2020.




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 CS EQUITY PARTNERS, LLC
Mailing Address 110 12TH STREET NORTH
BIRMINGHAM, AL 35203

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

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Property Address 40 Williams Dr
Alabaster, AL 35007-8917

Date of Sale 4/3/2020
Total Purchase Price \$ 144,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/03/2020 03:18:29 PM
\$169.00 CHERRY
20200603000224110

Ann S. Byrd

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 _____

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 4 / 3 / 2020

Print DANIELLE BOWLING

Unattested _____

Sign *Danielle Bowling*
(Grantor/Grantee/Owner/Agent)

(verified by)

Form RT-1