

20200603000224120  
06/03/2020 03:18:30 PM  
QCDEED 1/2

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

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

PROPERTY ADDRESS: 1925 Gallant Fox Dr, Helena, AL 35080-3920

QUIT CLAIM DEED

STATE OF ALABAMA  
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE-HUNDRED THIRTY-FIVE-THOUSAND AND 00/100 DOLLARS (\$135,000.00) 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 78, according to the Amended Map of Dearing Downs, Ninth Addition, Phase II, recorded in Map Book 15, Page 10, in the Probate Office of Shelby County, Alabama.

Source of title instrument no: 2019 0723000260 820  
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

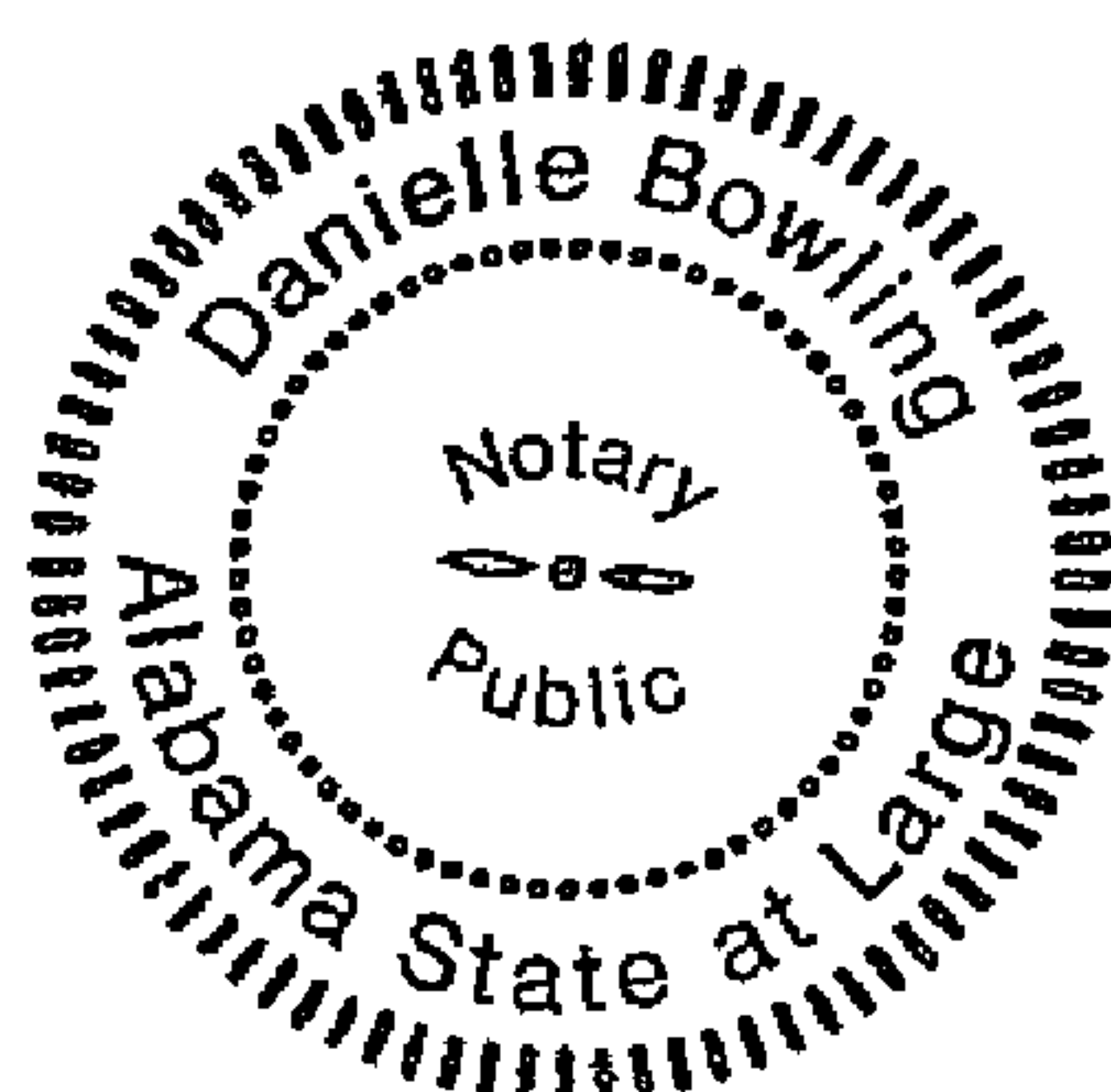
BY:

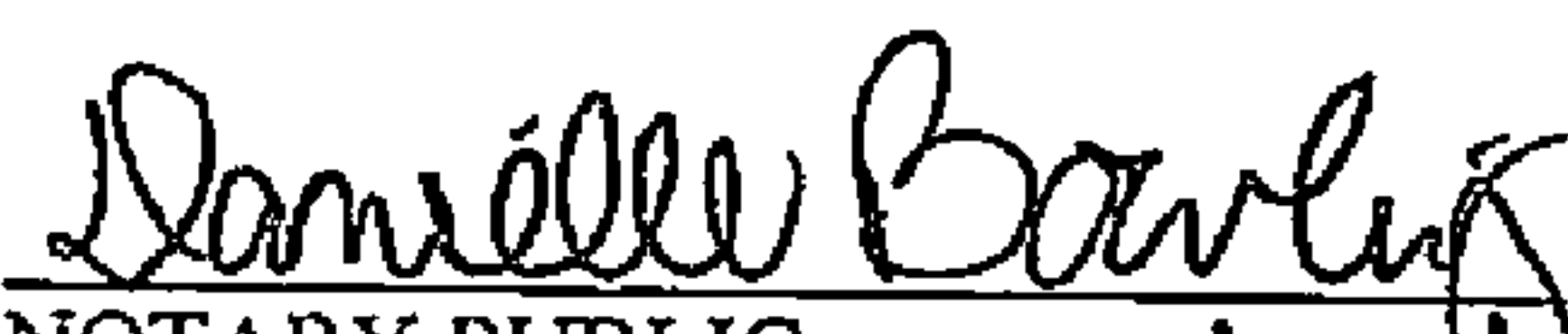
  
Lewis W. Cummings, III.  
Member

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 12<sup>TH</sup> STREET NORTH  
BIRMINGHAM, AL 35203

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

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Property Address 1925 Gallant Fox Dr  
Helena, AL 35080-3920

Date of Sale 4/3/2020  
Total Purchase Price \$ 135,000.00

or

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

or

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/03/2020 03:18:30 PM  
\$160.00 CHERRY  
20200603000224120

*Allen S. Byrd*

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 \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent)

Form RT-1