

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

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

PROPERTY ADDRESS: 1850 21ST AVENUE, CALERA, AL 35040

**QUIT CLAIM DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **EIGHTY-EIGHT-THOUSAND FIVE-HUNDRED FIFTY AND 00/100 DOLLARS (\$88,550.00)** 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 **CS EQUITY PARTNERS, LLC** herein referred to as GRANTEE, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:


**LOT 2, IN BLOCK 264, ACCORDING TO THE SURVEY OF THE TOWN OF CALERA, ALABAMA, AS RECORDED BY RESURVEY OF THE ORIGINAL SURVEY OF THE TOWN OF CALERA IN PLAT BOOK 3, PAGE 123, 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 16<sup>th</sup> day of April, 2021.

GRANTOR, BHM CAPITAL, LLC

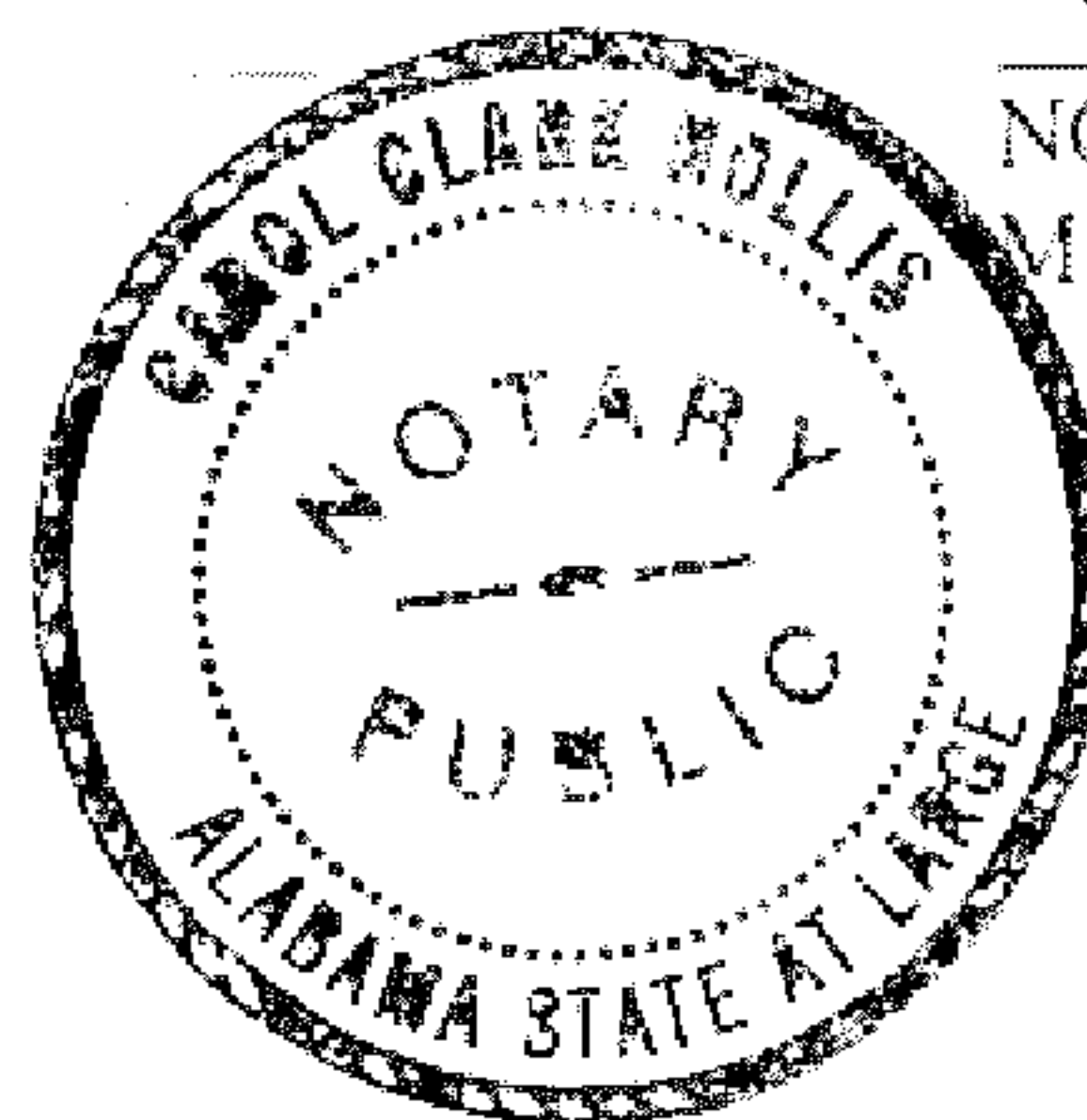
BY

  
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 16 day of April, 2021.



  
NOTARY PUBLIC  
My Commission Expires: 5-17-23

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

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

Property Address 1850 21ST AVENUE  
CALERA, AL 35040  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 4/16/2021  
 Total Purchase Price \$ 88,550.00  
 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  
☒ 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 4/16/2021

Print Danielle Bowling

\_\_\_\_\_ Unattested

Sign Danielle Bowling

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/10/2021 01:32:37 PM  
 \$114.00 CHERRY  
 20210510000231090

(verified by)

*Allen S. Byrd*