

20210628000312620
06/28/2021 01:39:14 PM
DEEDS 1/3

This instrument was prepared by:
Mark E. Gualano, Attorney
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
CS Equity Partners, LLC
c/o Omega Realty Group
110 12th St N.
Birmingham, AL 35203

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **Eight Hundred Thousand and no/100 Dollars (\$800,000.00)**, and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Chambers Holdings, LLC**, herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **CS Equity Partners, LLC** (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

LOTS 3A, 4A & 4B, ACCORDING TO THE PLAT OF A RESURVEY OF LOTS 3 & 4, MULLINS EAST SIDE, ADDITION TO HELENA, AS RECORDED IN MAP BOOK 4, PAGE 25, BEING KNOWN AS TOWN AND COUNTY APARTMENTS, AS RECORDED IN MAP BOOK 30, PAGE 106, IN THE PROBATE OFFICE OF SHELBY COUNTY.

SUBJECT TO:

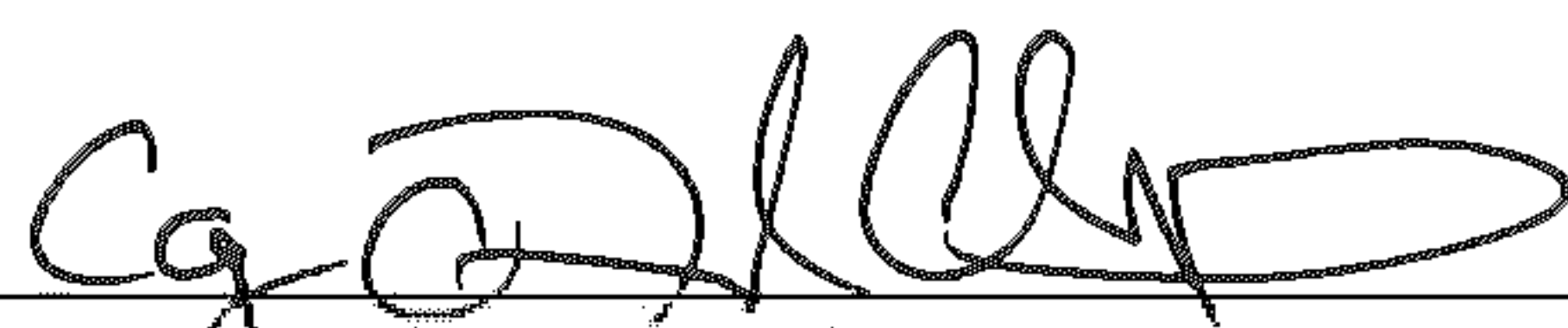
1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD to the said grantee, his, her, their or its, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, its heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Coy O'Neal Chambers, Managing Member of Chambers Holdings, LLC the undersigned hereunto set my (our) hand(s) and seal(s) this 25th day of June, 2021.

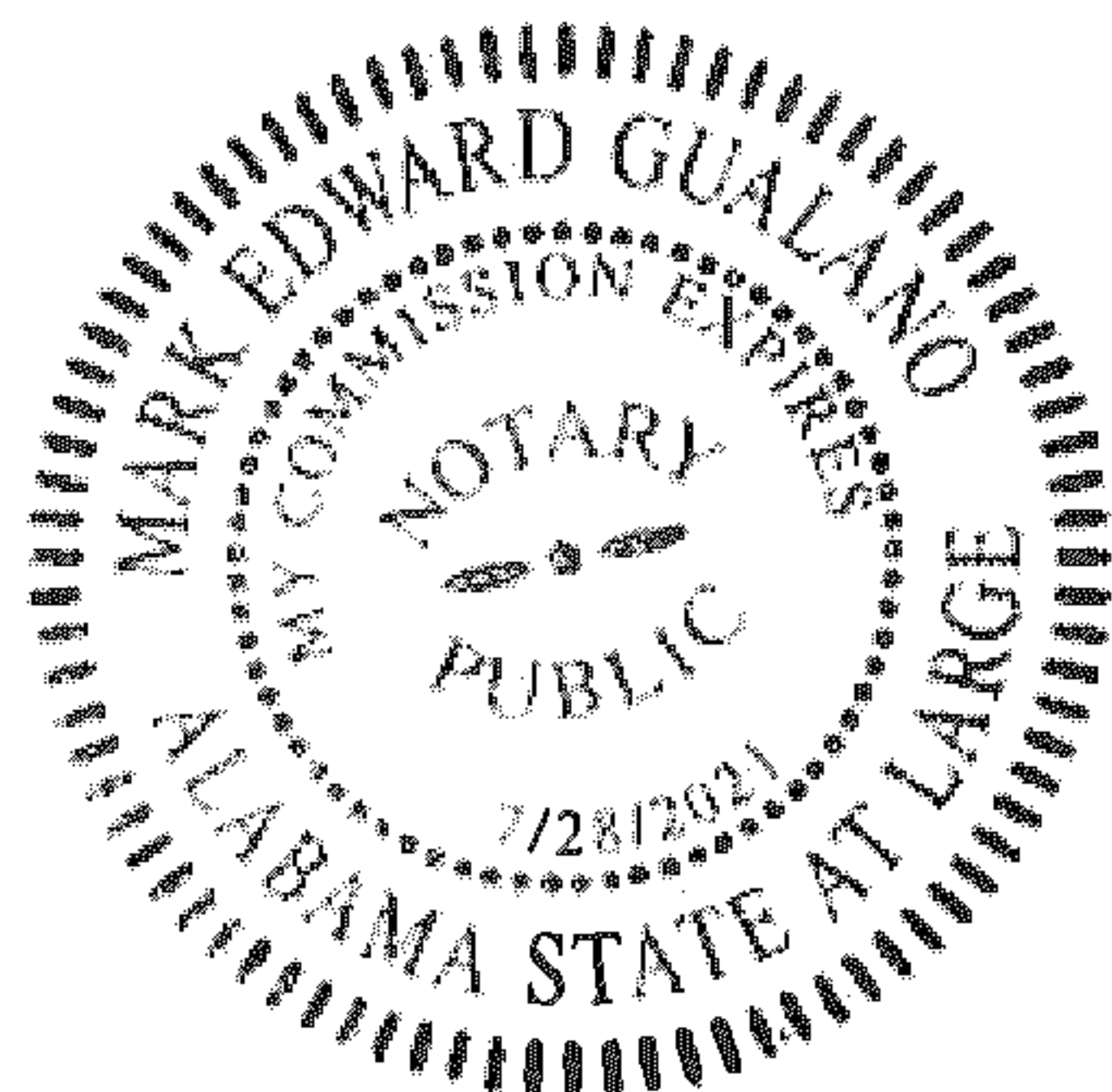
Chambers Holdings, LLC

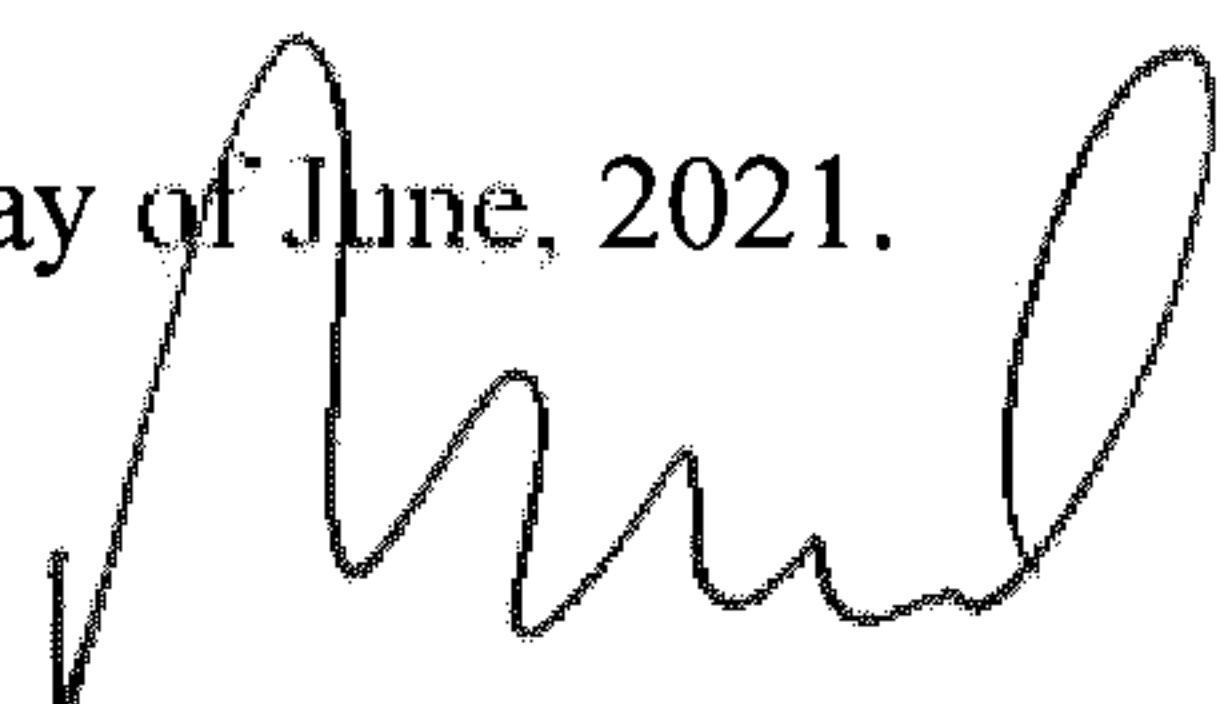

By: **Coy O'Neal Chambers** (SEAL)
Its: **Managing Member**

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Coy O'Neal Chambers as Managing Member of Chambers Holdings, LLC** whose name 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 President and with full authority, executed the same voluntarily for and as the act of said **Chambers Holdings, LLC**.

Sworn to and subscribed before me this the 25th day of June, 2021.




Notary Public
My Commission Expires: 7/28/21

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

Grantor's Name Chambers Holdings, LLC
 Mailing Address 364 Forest Dr.
Trussville, AL 35173

Grantee's Name CS Equity Partners, LLC
 Mailing Address c/o Omega Realty Group
110 12th St. N
Birmingham, AL 35203

Property Address 208 Rolling Mill St.
Helena, AL 35080

Date of Sale June 25, 2021
 Total Purchase Price \$ 800,000.00

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 June 25, 2021

Chambers Holdings, LLC
 Print Coy O'Neal Chambers, Managing Member

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

Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/28/2021 01:39:14 PM
 \$828.00 CHERRY
 20210628000312620

Alicia S. Byrd

Form RT-1