

THIS INSTRUMENT WAS  
PREPARED BY:  
DFM CAPITAL, LLC  
4518 VALLEYDALE ROAD  
HOOVER, AL 35242  
RIMA PATEL, ESQ.

PLEASE SEND TAX NOTICE TO:  
CS EQUITY PARTNERS, LLC  
4518 VALLEYDALE ROAD  
HOOVER, AL 35242

PROPERTY ADDRESS: 570 TREYMOOR LAKE CIRCLE, ALABASTER, AL 35007

QUIT CLAIM DEED

SOURCE OF TITLE  
# 20100823000270370

STATE OF ALABAMA  
COUNTY OF SHELBY


KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED EIGHTY-SIX THOUSAND AND 00/100 DOLLARS (\$186,000.00)** to the undersigned **DFM CAPITAL, LLC** (herein referred to as GRANTOR(S)), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR(S) 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 518, ACCORDING TO THE SURVEY OF WEATHERLY ABERDEEN, SECTOR 18, AS RECORDED IN MAP BOOK 21, PAGE 148 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. ALSO, A PART OF LOT 519 OF SAID SUBDIVISION, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 519. THENCE RUN SOUTHEAST 117.86 FEET, THENCE TURN LEFT 22 DEGREES 00 MINUTES 03 SECONDS, RUN SOUTHEAST 19.63 FEET TO A CURVE ON THE NORTHWEST RIGHT OF WAY OF TREYMOOR LAKE CIRCLE, SAID CURVE HAVING A RADIUS OF 50 FEET AND AN ARC 7.06 FEET, THENCE RUN NORTHEAST ALONG SAID CURVE 7.06 FEET TO THE SOUTHEAST CORNER OF LOT 518, THENCE RUN NORTHWEST 125 FEET TO THE POINT OF BEGINNING.**

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(S), by **Lewis W. Cummings, III, its Managing Member** who is authorized to execute this conveyance, has hereto set its signature and seal this **13** day of **JUNE**, 2023.

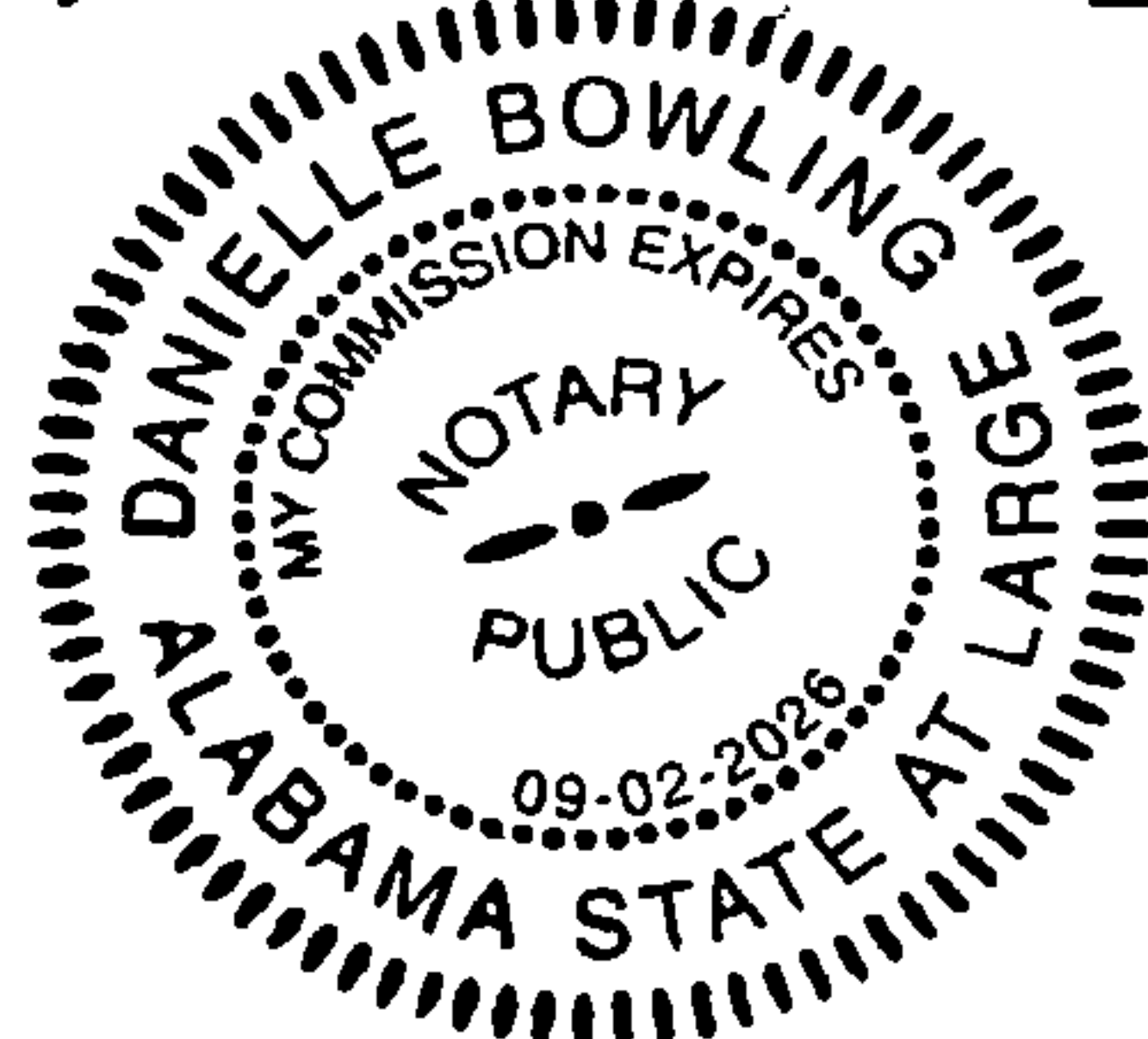
GRANTOR(S), DFM CAPITAL, LLC

BY:   
Lewis W. Cummings, III  
Managing Member

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said country, in said state, hereby certify that **Lewis W. Cummings, III**, whose name as **Managing Member of DFM 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 **13** day of **JUNE**, 2023.



  
NOTARY PUBLIC  
My Commission Expires: 9/2/2026

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

Grantor's Name DFM CAPITAL, LLC  
 Mailing Address 4518 VALLEYDALE ROAD  
HOOVER, AL 35242

Grantee's Name CS EQUITY PARTNERS, LLC  
 Mailing Address 4518 VALLEYDALE ROAD  
HOOVER, AL 35242

Property Address 570 TREYMOOR LAKE CIRCLE  
ALABASTER, AL 35007

Date of Sale 6/13/2023  
 Total Purchase Price \$ 186,000.00

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/24/2023 08:19:18 AM  
 \$211.00 PAYGE  
 20230724000220000

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



*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 ☐ 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 6/13/2023

Print Danielle Bowling

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**