

THIS INSTRUMENT WAS
PREPARED BY:
CS EQUITY PARTNERS, LLC
4518 VALLEYDALE ROAD
HOOVER, AL 35242
RIMA PATEL, ESQ.

PLEASE SEND TAX NOTICE TO:
RCS, LLC
4518 VALLEYDALE ROAD
HOOVER, AL 35242

PROPERTY ADDRESS: GREEN VALLEY TOWNHOME APARTMENTS
8218 HIGHWAY 119, ALABASTER, AL 35007

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TWO MILLION EIGHT HUNDRED THOUSAND AND 00/100 DOLLARS (\$2,800,000.00)** to the undersigned **CS EQUITY PARTNERS, 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 **RCS, LLC** herein referred to as GRANTEE, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

PARCEL NO: **PARCEL 1: 23-6-23-2-001-001.001 ; PARCEL 2: 23-6-23-2-001-001.002**

PARCEL 1: COMMENCE AT THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 3 WEST, AND RUN SOUTH ALONG THE EAST LINE OF SAID 1/4 - 1/4 289.16 FEET TO A POINT ON THE NORTH LINE OF GREEN VALLEY SUBDIVISION AS RECORDED IN MAP BOOK 5, PAGE 94 IN THE SHELBY COUNTY PROBATE OFFICE; THENCE TURN 91 DEGREES RIGHT AND RUN WEST ALONG THE SAID NORTH LINE OF SAID SUBDIVISION 575 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 579.15 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ALABAMA HIGHWAY 119; THEN RUN 84 DEGREES 04 MINUTES 05 SECONDS RIGHT TO TANGENT AND RUN NORTH - NORTHWEST ALONG THE ARC OF A HIGHWAY CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14 DEGREES 09 MINUTES 05 SECONDS A RADIUS OF 1072.35 FEET AND A TANGENT OF 133.24 FEET, AN ARC DISTANCE OF 265.12 FEET TO AN EXISTING PROPERTY CORNER; THENCE RUN 105 DEGREES 17 MINUTES 33 SECONDS RIGHT FROM TANGENT AND RUN EAST ALONG A MONUMENTED (BY CORNERS AND FENCES) ADVERSELY OCCUPIED PROPERTY LINE ACCEPTED BY SURVEYOR CONN 139.27 FEET TO AN EXISTING PROPERTY CORNER; THENCE TURN 6 DEGREES 20 MINUTES 35 SECONDS RIGHT AND RUN 150 FEET TO AN EXISTING PROPERTY CORNER; THENCE TURN 1 DEGREE 39 MINUTES LEFT AND CONTINUE ALONG ADVERSELY OCCUPIED PROPERTY LINE 350 FEET TO AN EXISTING PROPERTY CORNER; THENCE RUN 90 DEGREES 08 MINUTES 04 SECONDS RIGHT AND RUN SOUTH 265.97 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PART SOLD TO THE ALABAMA DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN INST. NO. 20210317000133790.

PARCEL 2: COMMENCE AT THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 3 WEST, AND RUN SOUTH ALONG THE EAST LINE OF SAID 1/4 - 1/4 289.16 FEET TO A POINT ON THE NORTH LINE OF GREEN VALLEY SUBDIVISION AS RECORDED IN MAP BOOK 5, PAGE 94 IN THE SHELBY COUNTY PROBATE OFFICE; THENCE TURN 91 DEGREES RIGHT AND RUN WEST ALONG THE SAID NORTH LINE OF SAID SUBDIVISION 180.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 394.97 FEET TO AN EXISTING PROPERTY CORNER; THENCE TURN 90 DEGREES 00 MINUTES 19 SECONDS RIGHT AND RUN NORTH 265.97 FEET TO AN EXISTING PROPERTY CORNER ALONG A MONUMENTED (BY CORNERS AND FENCES) ADVERSELY OCCUPIED PROPERTY LINE ACCEPTED BY SURVEYOR CONN; THENCE RUN 89 DEGREES 51 MINUTES 56 SECONDS RIGHT AND RUN EAST ALONG SAID ADVERSELY OCCUPIED PROPERTY LINE 180.73 FEET TO AN EXISTING PROPERTY CORNER; THENCE TURN 00 DEGREES 48 MINUTES 17 SECONDS RIGHT AND CONTINUE ALONG SAID PROPERTY LINE 167.01 FEET TO AN EXISTING PROPERTY CORNER; THENCE TURN 0 DEGREES 32 MINUTES 06 SECONDS RIGHT AND CONTINUE ALONG SAID ADVERSELY OCCUPIED LINE 47.23 FEET TO AN EXISTING PROPERTY CORNER; THENCE TURN 88 DEGREES 47 MINUTES 22 SECONDS RIGHT AND RUN SOUTH 263.41 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 ____ day of _____, 2024.

GRANTOR(S), **CS EQUITY PARTNERS, LLC**

BY: _____

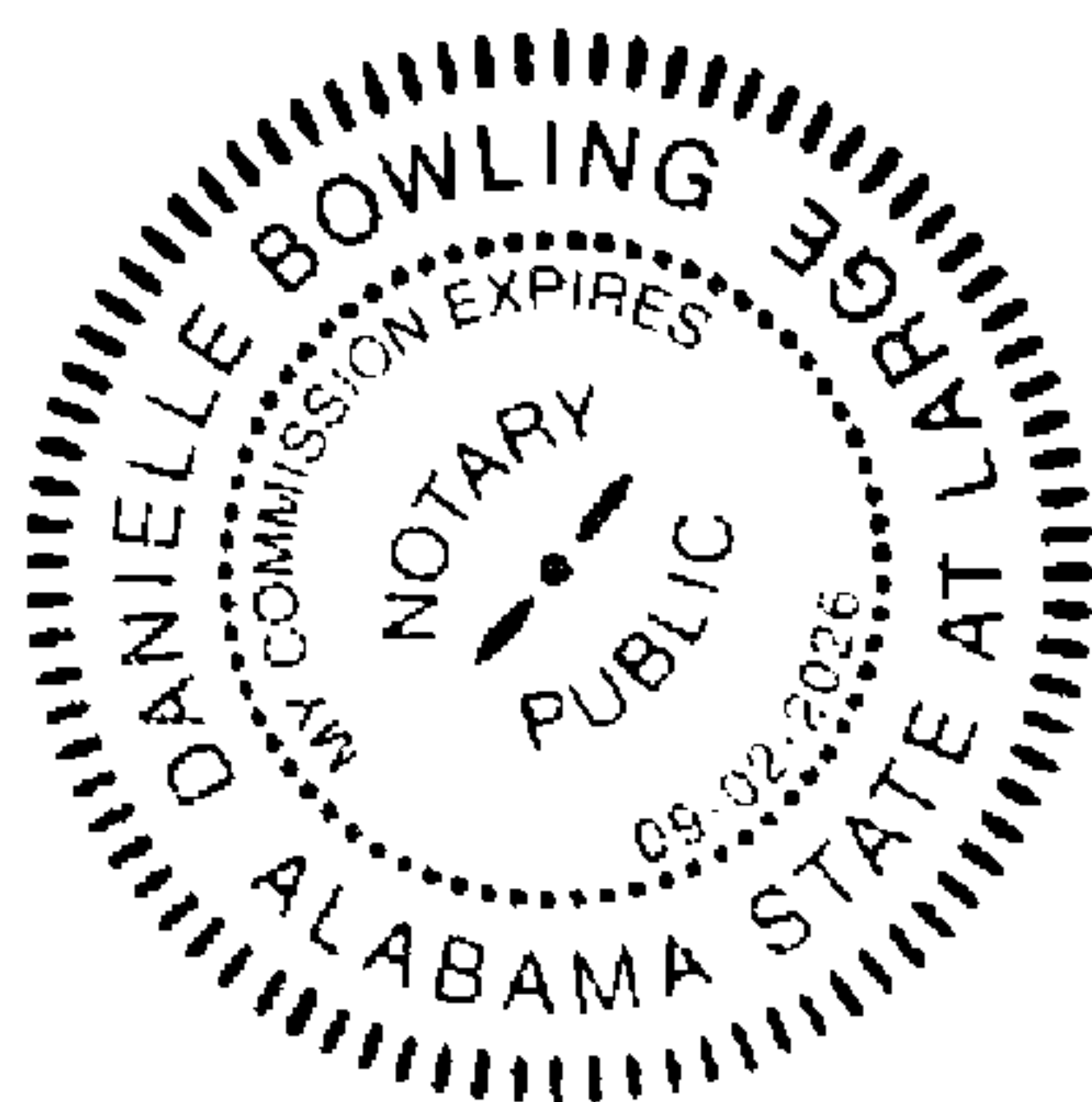
Lewis W. Cummings, III
Managing Member

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 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 21 day of May, 2024.

Danielle Bowling
NOTARY PUBLIC
My Commission Expires: 9/2/2026





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/12/2024 09:10:32 AM
 \$2828.00 JOANN
 20240612000174360

Allen S. Byrd

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 4518 VALLEYDALE ROAD
HOOVER, AL 35242

Grantee's Name RCS, LLC
 Mailing Address 4518 VALLEYDALE ROAD
HOOVER, AL 35242

Property Address 8218 HIGHWAY 119
ALABASTER, AL 35007

Date of Sale _____
 Total Purchase Price \$ 2,800,000.00
 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 5/20/2024

Print Danielle Bowling

_____ Unattested

Sign _____

 (verified by)

Danielle Bowling
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1