

**Recordation Requested By/Return to:**  
OS NATIONAL  
STACY MARTIN  
3097 SATELLITE BLVD, STE 400, BUILDING 700  
DULUTH, GA 30096  
File No. OMEGA-CSEP

**Send Tax Notices to:**  
CS EQUITY PARTNERS III, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
3545 LORNA RIDGE DRIVE  
HOOVER, AL 35243

**This Instrument Prepared By:**  
LYNN BYRD AL Bar No. ASB6789D60L  
o/b/o BC LAW FIRM, P.A.  
PO BOX 44  
MONROEVILLE, AL 36461

**-Above this line reserved for official use only-**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

## **SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

THIS SPECIAL WARRANTY DEED executed this 31ST day of JANUARY, 2025, for and in CONSIDERATION OF **Ten and 00/100 Dollars (\$10.00)**, and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **CS EQUITY PARTNERS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 3545 LORNA RIDGE DRIVE, HOOVER, AL 35243 (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **CS EQUITY PARTNERS III, LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 3545 LORNA RIDGE DRIVE, HOOVER, AL 35243 (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

**[REMINDER OF PAGE LEFT BLANK INTENTIONALLY]**

Executed on this 14TH day of NOVEMBER, 20 24.

**CS EQUITY PARTNERS II, LLC,**  
a Delaware limited liability company

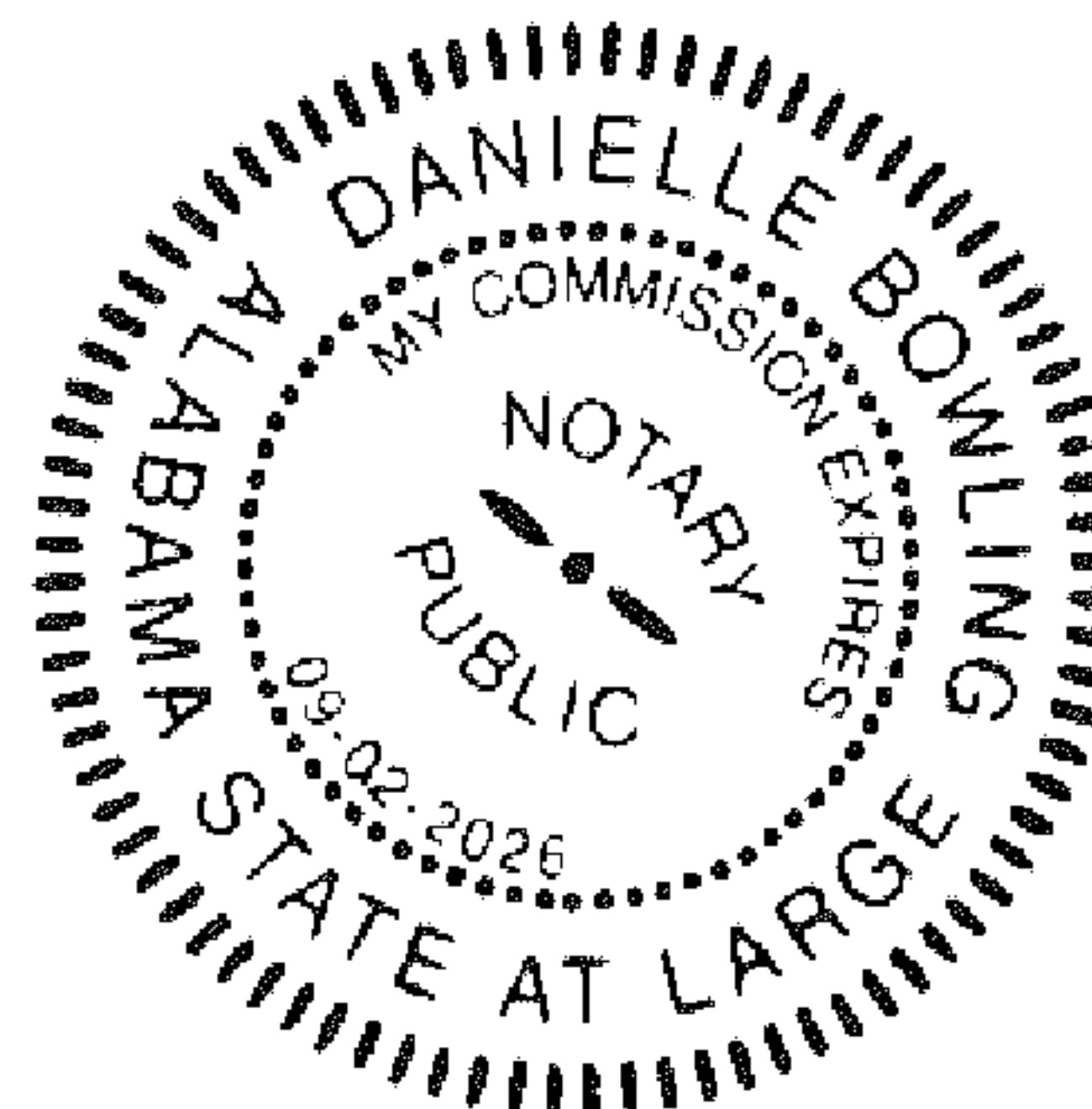
By: [Signature]  
Name: Lewis W. Cummings, III  
Title: Managing Member

STATE OF Alabama  
COUNTY OF Shelby } SS.

I, Danielle Bowling, a Notary Public in and for the County in said State (or for said State at large), hereby certify that Lewis W. Cummings, III, whose name as Managing Member (title) of **CS EQUITY PARTNERS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, a corporation/ limited liability company/national association/company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing instrument, he/she, as such officer and with full authority, executed same voluntarily for and as the act of said **CS EQUITY PARTNERS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY** on the same day bears date.

Given under my hand (and official seal of office) this 14 day of November, 20 24.

[Signature]  
Notary Public  
My commission expires: 9/2/26



**Exhibit A:**

Address: 108 Willow Point Lane, Alabaster, AL 35007-9008  
Parcel Identification Number: 13 7 26 4 002 003.000  
Client Code: OMEGA-CSEP-20

LOT 3, ACCORDING TO THE SURVEY OF WILLOW POINT, PHASE 1 AS RECORDED IN MAP BOOK 21, PAGE 101 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20141119000363950 OF THE SHELBY COUNTY, ALABAMA RECORDS.

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Address: 180 Brookhollow Drive, Pelham, AL 35124-1896  
Parcel Identification Number: 13 6 13 1 001 006.050  
Client Code: OMEGA-CSEP-21

LOT 26, BROOKHOLLOW, SECOND SECTOR AS RECORDED IN MAP BOOK 17, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20141119000363950 OF THE SHELBY COUNTY, ALABAMA RECORDS.

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Address: 1919 Chandalar Court, Pelham, AL 35124-1338  
Parcel Identification Number: 13 1 01 4 401 010.000  
Client Code: OMEGA-CSEP-22

UNIT B, BUILDING 4, LOT 3, OF CHANDALAR SOUTH TOWNHOMES, AS RECORDED IN MAP BOOK 6, PAGE 6, AND REVISED AND RECORDED IN MAP BOOK 7, PAGE 166, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE MOST WESTERLY CORNER OF LOT 3; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHWEST LINE OF LOT 3 A DISTANCE OF 83.95 FEET; THENCE 90 DEGREES LEFT IN A NORTHEASTERLY DIRECTION A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING; SAID POINT BEING FURTHER IDENTIFIED AS BEING THE POINT OF INTERSECTION OF THE CENTERLINE OF THE WOOD FENCE ENCLOSING THE FRONTS OF UNITS "A", "B", "C" AND "D", AND THE CENTER LINE OF THE WOOD FENCE COMMON TO UNITS "C" AND "D", THENCE CONTINUE IN A NORTHEASTERLY DIRECTION ALONG THE CENTER LINE OF SAID FENCE, PARTY WALL AND FENCE A DISTANCE OF 68.00 FEET TO INTERSECTION OF THE CENTERLINE OF THE FENCE ENCLOSING THE BACKS OF UNITS "A", "B", "C" AND "D"; THENCE RIGHT IN A SOUTHEASTERLY DIRECTION ALONG CENTER LINE OF LAST DESCRIBED FENCE A DISTANCE OF 24.07 FEET TO INTERSECTION OF THE CENTER LINE OF THE WOOD FENCE JOINING THE SOUTHEAST SIDE OF UNIT "D"; THENCE RIGHT IN A SOUTHWESTERLY DIRECTION ALONG THE CENTER LINE OF SAID FENCE, WALL AND FENCE BEING THE SOUTHEAST SIDE OF UNIT "D" A DISTANCE OF 68 FEET TO THE INTERSECTION OF THE CENTER LINE OF THE FENCE ENCLOSING THE FRONTS OF UNITS "A", "B", "C" AND "D"; THENCE RIGHT IN A NORTHWESTERLY DIRECTION ALONG THE CENTER LINE OF LAST DESCRIBED FENCE A DISTANCE OF 24.08 FEET TO A POINT OF BEGINNING.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20141119000363950 OF THE SHELBY COUNTY, ALABAMA RECORDS.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/04/2025 02:58:49 PM  
 \$612.00 JOANN  
 20250204000034690

*Allen S. Beal*

### 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 II, LLC  
 Mailing Address 3545 Lorna Ridge Drive  
Hoover, AL 35216

Grantee's Name CS EQUITY PARTNERS III, LLC  
 Mailing Address 3545 Lorna Ridge Drive  
Hoover, AL 35216

Property Address 1919 Chandalar Court  
180 Brookhollow Dr  
108 Willow Point Ln

Date of Sale 1/31/2025

Total Purchase Price \$ \_\_\_\_\_

or

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

or

Assessor's Market Value \$ 581,000

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 tax assessor

☐ 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 1/31/2025

Print CATHY HARRIS/AGENT

Unattested

Sign

**Cathy Harris**

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Print Form**

**Form RT-1**