

FILE NO CW-24-170

Tax Notice To:

CS Investment-Group, LLC  
200 Jasmine Drive  
Alabaster, AL 35007

STATE OF ALABAMA            )  
  )  
COUNTY OF SHELBY         )

WARRANTY DEED


KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED NINETY THOUSAND DOLLARS AND 00/100 DOLLARS US (\$190,000.00)**, **UPLIFT HOMES, LLC AN ALABAMA LIMITED LIABILITY COMPANY**, (hereinafter referred to as “GRANTOR”), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the **GRANTEE, CS INVESTMENT GROUP, LLC** (hereinafter referred to as “GRANTEE”), the following described Real Estate, lying and being in the County of **SHELBY**, State of Alabama, to-wit:

**Lot 22, according to the Survey of The Meadows Plat 2, as recorded in Map Book 20, Page 17, and amended in Map Book 20, Page 26, in the Probate Office of Jefferson County, Alabama.**

\*Commonly known as 200 Jasmine Drive, Alabaster, AL 35007  
\*Parcel ID No.: 23-5-15-0-004.022.000

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, then to the heirs and assigns of the GRANTEE, forever.


**AND SAID GRANTOR**, for said GRANTOR, GRANTOR’S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEE’S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR’S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE’S and GRANTEE’S heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 7 day of February 2025.  
  
\_\_\_\_\_  
**UPLIFT HOMES, LLC**  
**By: Erik Arias**  
**Its: Managing Member**

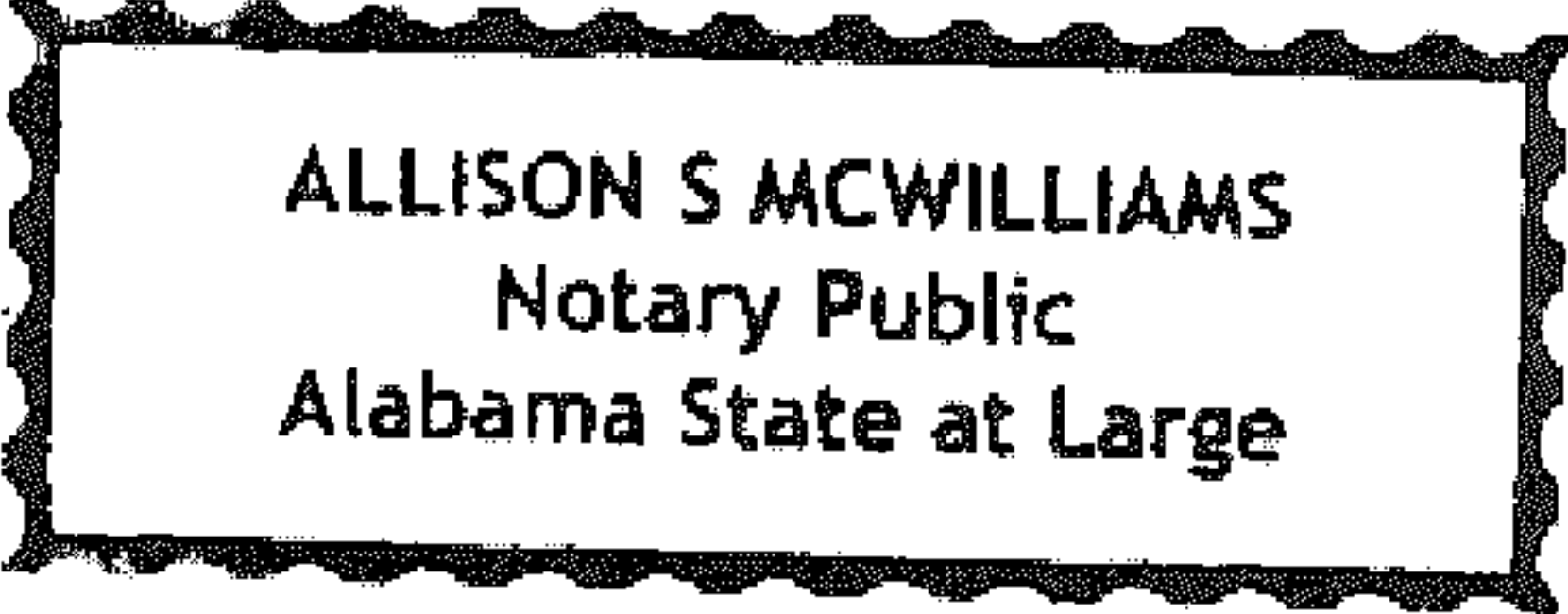
STATE OF ALABAMA            )  
  )  
COUNTY OF SHELBY         )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Erik Arias, in his capacity as Managing Member of Uplift Homes, LLC, with full authority, and whose name is signed to the foregoing conveyance, and who is known to me, knowingly and willingly acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, I have hereunto set my hand and official seal this the 7 day of February 2025.

  
\_\_\_\_\_  
**NOTARY PUBLIC**  
My Commission Expires: 1/9/29

**THIS INSTRUMENT PREPARED BY:**  
Brian Cloud  
Cloud & Willis, LLC  
3928 Montclair Road Ste. 227  
Birmingham, Alabama 35213  
(205)322-6060



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

Grantor's Name	<u>Uplift Homes, LLC and</u>	Grantee's Name	<u>CS Investment Group, LLC and</u>
Mailing Address	<u>200 Jasmine Dr Alabaster, AL 35007</u>	Mailing Address	<u>200 Jasmine Dr. Alabaster AL 35007</u>
Property Address	<u>200 Jasmine Drive Alabaster, AL 35007</u>	Date of Sale	<u>02/07/2025</u>
		Total Purchase Price	<u>190,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 02/07/2025

Print CS Investment Group, LLC

☐ Unattested

(verified by) \_\_\_\_\_

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Date 02/07/2025

Print Kenneth Tolson

☐ Unattested

(verified by) \_\_\_\_\_

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**04/14/2025 11:07:46 AM**  
**\$72.50 PAYGE**  
**20250414000109470**

*Allen S. Bayl*