

When recorded, return to:

Luke Bartolomei
Optimal Home Offers LLC
(404) 574-4049
support@optimalhomeoffers.com



20260102000001120 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
01/02/2026 10:46:38 AM FILED/CERT

APN: 093060001007003

NOTICE OF TERMINATION OF MEMORANDUM AND NOTICE OF CONTRACT

Optimal Home Offers LLC ("Buyer") and Jawina Ruth and Reginald Ruth as "Sellers", have previously entered into a Purchase Contract and Escrow Instructions with an effective date of November 7th, 2025 (the "Purchase Contract"), concerning the real property located at 4513 Oxford Road, Birmingham, Alabama 35242 hereto (the "Property"). A Memorandum of Purchase Contract was recorded in the Official Records of Shelby County with Document Recording Number E 20251112000346670 on November 12th 2025 to provide notice of Buyer's rights under the Purchase Contract (the "Memorandum"). Buyer hereby gives notice that the Purchase Contract has terminated, and Buyer hereby quit claims to Seller any interest in the Property. The Memorandum shall terminate effective upon recording of this instrument in the Official Records of Shelby County, Alabama.

[Signature Follows]


This document was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 E, Suite 160
Birmingham, AL 35223

[SIGNATURE PAGE TO QUIT CLAIM DEED AND NOTICE OF TERMINATION
OF PURCHASE CONTRACT]

"BUYER"

20260102000001120 2/2 \$25.00
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Optimal Home Offers LLC

By: 
Luke Bartolomei
Its: Member

For Witness: (1 required in GA, 2 required in CT, FL, LA, and SC)

WITNESS NAME

Signature

WITNESS NAME

Signature

NOTARY ACKNOWLEDGEMENT

STATE OF Virginia)
COUNTY OF Locton)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Luke Bartolomei, whose name as Member of Optimal Home Offers LLC, a Florida limited liability 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 Instrument, he as such Manager and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of December, 2025.


NOTARY PUBLIC
My Commission Expires: 10-31-2028

(Affix Seal)

