

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

QUITCLAIM DEED

THIS QUITCLAIM DEED (this "Deed") is made and entered into as of the 31 day of December, 2012, by **RIVERWOODS PROPERTIES, LLC**, an Alabama limited liability company ("Grantor"), in favor of **RIVERWOODS ASSOCIATION, INC.**, an Alabama nonprofit corporation ("Grantee").

R E C I T A L S:

Grantor is the "Developer", as defined in the Amended and Restated Declaration of Covenants, Conditions and Restrictions dated February 12, 2002, and recorded as Instrument No. 20070917000435160 in the Office of the Judge of Probate of Shelby County, Alabama, as amended from time to time. *Capitalized terms not otherwise expressly defined herein shall have the same meanings given to them in the Declaration.*

Grantee is the "Association", as defined in the Declaration.

Pursuant to Section 3.04(b) of the Declaration, Grantor desires to transfer to the Association the hereinafter described real property as part of the Common Areas under the Declaration (subject to the reservation of rights set forth herein pursuant to which Grantor will reserve the right to continue to use and enjoy the same and subject to the restrictions hereinafter set forth.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby REMISE, RELEASE, QUITCLAIM AND TRANSFER to Grantee all of Grantor's right, title and interest, if any, in and to that certain real property (collectively, the "Real Property") situated in Shelby County, Alabama which is more particularly described in **Exhibit A** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD to Grantee, its successors and assigns, forever, subject to the following terms and conditions:

1. Notwithstanding anything provided in this Deed to the contrary, the rights and interests, if any, in and to the Real Property conveyed by Grantor to Grantee herein are conveyed subject to the terms and provisions of Paragraph 2 below and the rights and interests of any and all third parties who may have any interests (whether via easements, use agreements or otherwise) in or to any of the Real Property or the use of the same. All of the Real Property constitutes Common Areas, as currently defined in the Declaration, and, regardless of whether the current definition of Common Areas is subsequently amended or modified, the Real Property

Shelby County, AL 01/02/2013
State of Alabama
Deed Tax: \$150.00

may not be used or developed for any other purpose or use other than as Common Areas, as such term is presently defined in the Declaration.

2. Grantor does hereby expressly reserve and retain, forever, for itself and its successors and assigns, all rights, easements and benefits set forth in the Declaration, including, without limitation, all rights in, to and under Sections 2.02, 2.05 and 2.06 of the Declaration and Sections 3.01 through 3.09, inclusive, of the Declaration, which rights shall continue in full force and effect and may be exercised from time to time and at any time by Grantor as provided in the Declaration.

3. The Real Property is transferred and conveyed to Grantee in its "AS IS", "WHERE IS" CONDITION AND WITH ALL FAULTS", WITHOUT REPRESENTATION OR WARRANTY, EITHER EXPRESS OR IMPLIED, and GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES, EITHER EXPRESS OR IMPLIED, REGARDING THE PHYSICAL CONDITION, HABITABILITY, SUITABILITY, FITNESS FOR A PARTICULAR USE, MERCHANTABILITY, WORKMANSHIP OR QUALITY OF THE REAL PROPERTY OR AS TO ANY OTHER MATTERS OF ANY NATURE WHATSOEVER.

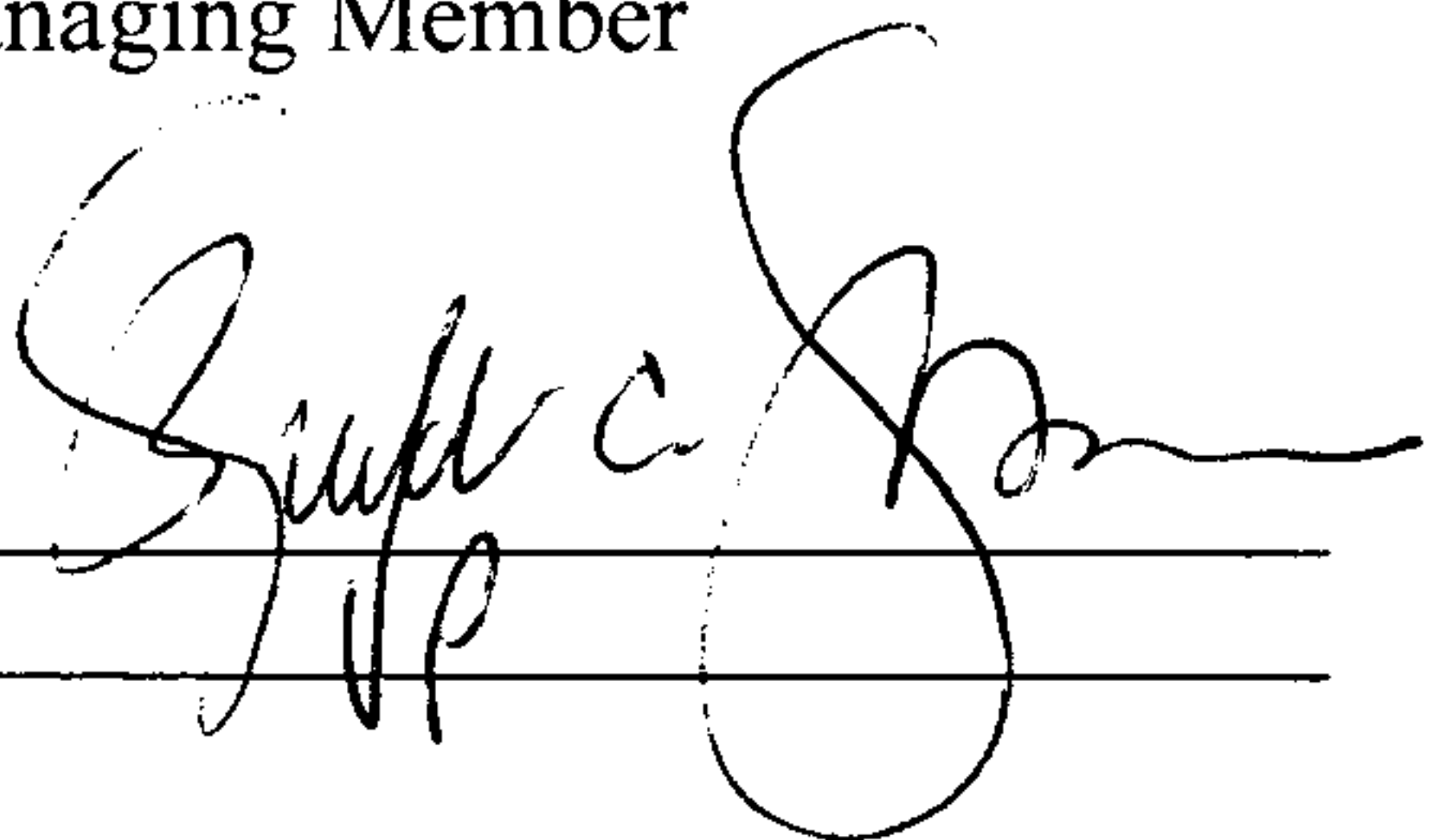
4. This Deed may not be modified or amended except by a written instrument executed by both Grantor and Grantee.

IN WITNESS WHEREOF, Grantor HAS caused this Deed to be executed as of the day and year first above written.

GRANTOR:

RIVERWOODS PROPERTIES, LLC, an
Alabama limited liability company

By: P.Z., INC. an Alabama corporation,
Its Managing Member

By: 
Its: _____



20130102000001300 2/7 \$180.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Kendall C. Zettler, whose name as Kendall C. Zettler of P.Z., Inc., an Alabama corporation, as Managing Member of RIVERWOODS PROPERTIES, LLC, an Alabama 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 said instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of such corporation in its capacity as Managing Member of the aforesaid limited liability company.

Given under my hand and official seal, this the 31 day of December, 2012.

Nicole Rolu
Notary Public
My Commission Expires: 11-07-16

[NOTARIAL SEAL]

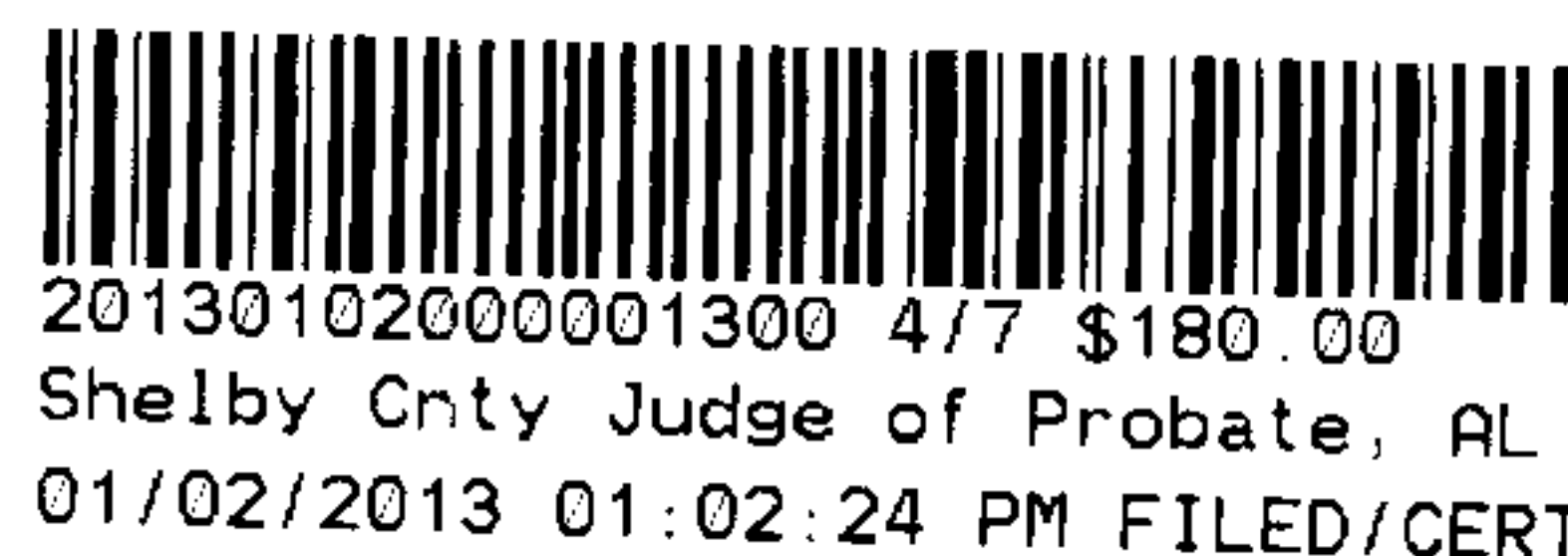

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This instrument prepared by and
upon recording should be returned to:
Stephen R. Monk, Esq.
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, Alabama 35203
(205) 521-8429

EXHIBIT A
Legal Description

A. Any real property designated as “Common Area” on any of the following subdivision plats:

1. Amended Map of Riverwoods Second Sector, as recorded in Map Book 29, Page 121 in the Office of the Judge of Probate of Shelby County, Alabama (the “Probate Office”).
2. Final Plat of Riverwoods Second Sector-First Addition as recorded in Map Book 30, Page 127 in the Probate Office.
3. Final Plat of Riverwoods Second Sector-Second Addition as recorded in Map Book 35, Page 141 in the Probate Office.
4. Final Plat of Riverwoods Third Sector Resurvey, as recorded in Map Book 31, Page 132 in the Probate Office.
5. Final Plat of Riverwoods Fourth Sector-Phase I, as recorded in Map Book 30, Page 81 in the Probate Office.
6. Final Plat of Riverwoods Fourth Sector-Phase II, as recorded in Map Book 31, Page 23 in the Probate Office.
7. Final Plat of Riverwoods Fourth Sector-Phase III, as recorded in Map Book 31, Page 89 in the Probate Office.
8. Final Plat of Riverwoods Fourth Sector-Phase III-First Addition, as recorded in Map Book 32, Page 124 in the Probate Office.
9. Final Plat of Riverwoods Fifth Section-Phase I, as recorded in Map Book 32, Page 141 in the Probate Office.
10. Final Plat of Riverwoods Fifth Sector-Phase II, as recorded in Map Book 33, Page 24 in the Probate Office.
11. Final Plat of Riverwoods Sixth Sector, as recorded in Map Book 32, Page 140 in the Probate Office.
12. Final Plat of Riverwoods Sixth Sector-First Addition, as recorded in Map Book 33, Page 135 in the Probate Office.



13. Final Plat of Riverwoods Seventh Sector-Phase I, as recorded in Map Book 35, Page 69 in the Probate Office.

14. Final Plat of Riverwoods Seventh Sector-Phase II, as recorded in Map Book 36, Page 102 in the Probate Office.

15. Final Plat of Riverwoods Brook Drive as recorded in Map Book 35, Page 86 in the Probate Office.

16. Final Plat of Riverwoods Eighth Sector-Phase I, as recorded in Map Book 43, Pages 28A and 28B in the Probate Office.

17. Final Plat of Riverwoods Commercial, as recorded in Map Book 38, Page 131 in the Probate Office.

18. Final Plat of Riverwoods Commercial-Phase II as recorded in Map Book 39, Page 107 in the Probate Office.

B. The following real property, as shown on the Final Plat of Riverwoods Fourth Sector-Phase I, as recorded in Map Book 30, Page 81 in the Probate Office (the "Fourth Sector-Phase I Plat"):

1. The 100' Tree Conservation Buffer which runs along the rear boundaries of Lots 409 through 418, as shown on the Fourth Sector-Phase I Plat.

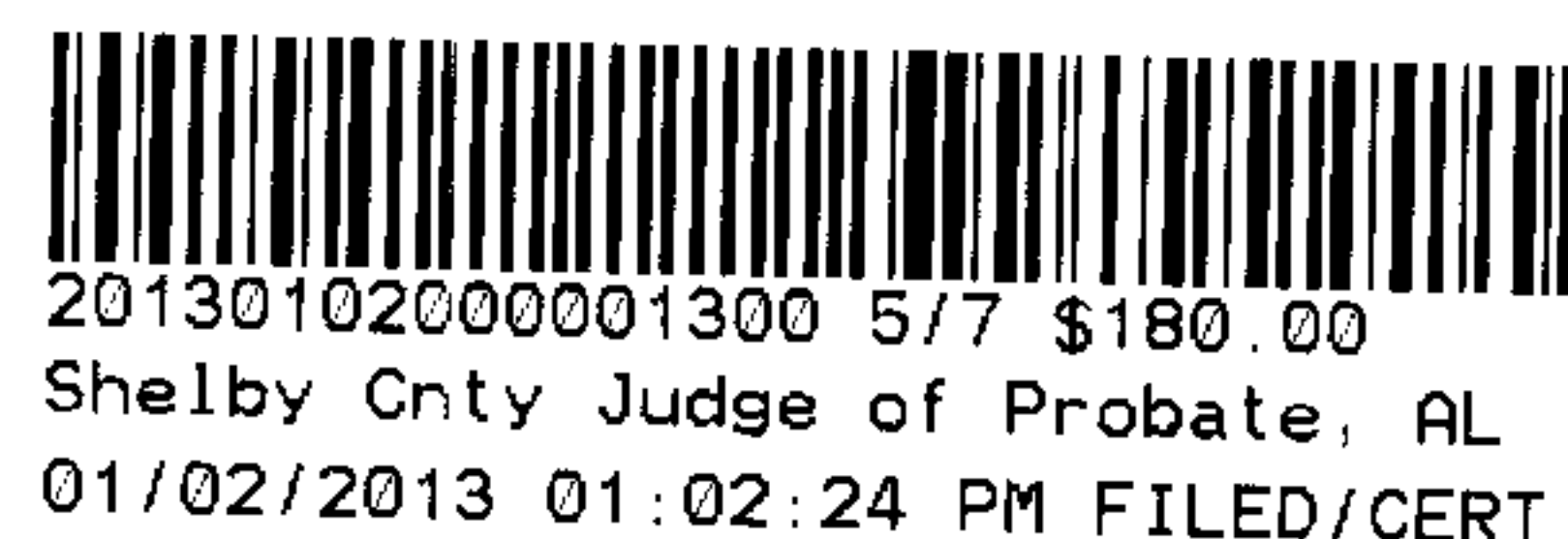
2. The 100' Tree Conservation Buffer running along the rear of Lot 408, as shown on the Fourth Sector-Phase I Plat.

3. The 45' Tree Conservation Buffer running along the rear boundaries of Lots 403 through 407, as shown on the Fourth Sector-Phase I Plat.

4. All of the real property described as "Storm Sewer Easement for Detention Pond" as shown on the Fourth Sector-Phase I Plat, which real property is situated to the north of the rear boundaries of Lots 401 and 402, as shown on the Fourth Sector-Phase I Plat.

C. With respect to the Final Plat of Riverwoods for Fourth Sector-Phase III, as recorded in Map Book 31, Page 89 in the Probate Office, all of the real property described as the 100' Tree Conservation Buffer, as shown on said plat.

D. That lot designated as "Drainage Easement" on the Final Plat of Riverwoods Commercial, as recorded in Map Book 38, Page 131 in the Probate Office.



E. The following real property, as shown on the Final Plat of Riverwoods Eighth Sector-Phase I, as recorded in Map Book 43, Pages 28-A and 28-B in the Probate Office (the "Eighth Sector-Phase I Plat"):

1. The lot designated as "Retention Pond" on the Eighth Sector-Phase I Plat.
2. Common Area "A" and Common Area "B" on the Eighth Sector-Phase I Plat.

3. THAT AREA SHOWN AS "LAKE RIVERWOODS" LYING SOUTH OF LOTS 807-814 AND WEST OF LOT 806, AS SHOWN ON THE EIGHTH SECTOR-PHASE I PLAT MAP AND LYING NORTH OF LOTS 644 AND 645, ACCORDING TO THE FINAL PLAT MAP OF SIXTH SECTOR-FIRST ADDITION AS RECORDED IN MB 33 PG 135 IN SHELBY COUNTY, AL PROBATE OFFICE.



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name RIVERWOODS PROP, LLC
Mailing Address P.O. BOX 254
HELENA, AL 35080

Grantee's Name RIVERWOODS ASSC, INC.
Mailing Address 123 RIVERWOODS PKWY
HELENA, AL 35080

Property Address RIVERWOODS
SUB DIVISION
123 RIVERWOODS PARKWAY
HELENA, AL 35080

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 150,000.00

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 _____

Print KENDAN C. ZETTLER

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested

ified by)



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Form RT-1