

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

QUITCLAIM DEED


20161208000448010 1/14 \$55.00
Shelby Cnty Judge of Probate, AL
12/08/2016 10:33:22 AM FILED/CERT

THIS QUITCLAIM DEED (this "Quitclaim Deed") is executed and delivered as of the 19 day of OCTOBER, 2012 by **RIVERWOODS PROPERTIES, LLC**, an Alabama limited liability company ("Grantor"), in favor of **CITY OF HELENA, ALABAMA**, an Alabama municipal corporation ("Grantee").

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 by Grantor, Grantor does by these presents, REMISE, RELEASE, QUITCLAIM and CONVEY unto Grantee, all right, title and interest, if any, of Grantor in and to that certain real property situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with any and all improvements situated thereon.

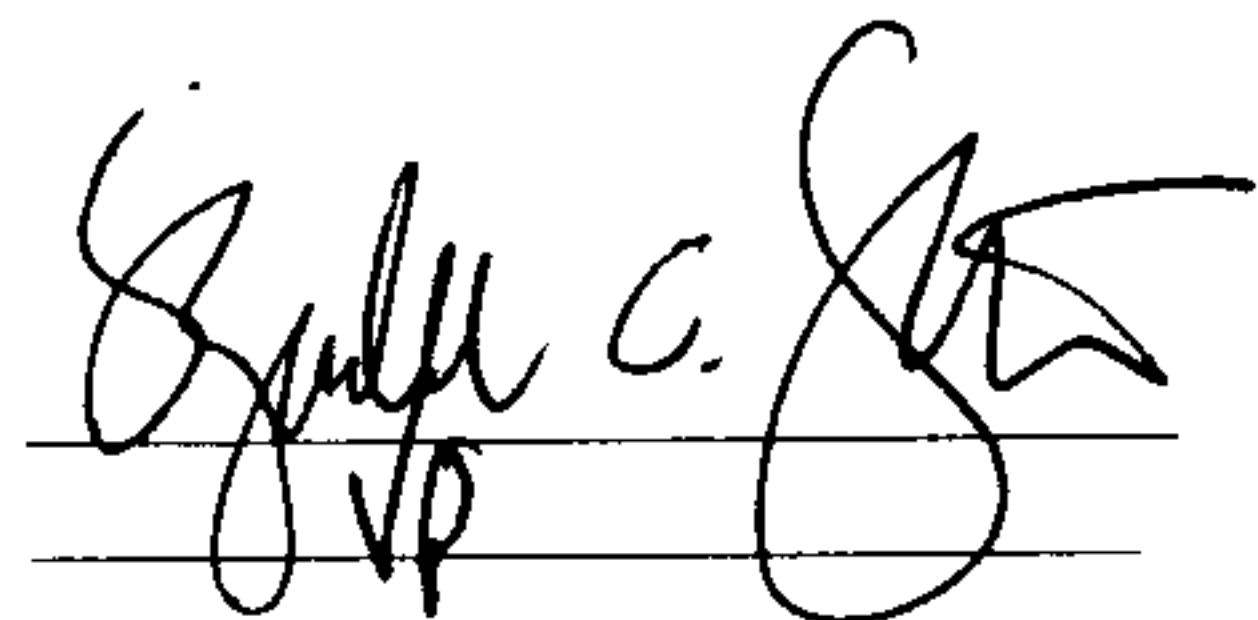
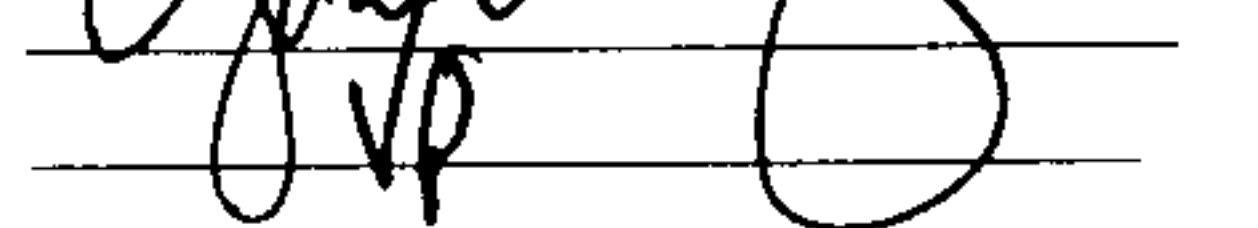
TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor and Grantee have caused this Quitclaim 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: 

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

20161208000448010 2/14 \$55.00
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I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Kendall C Zeller whose name as VP 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 19 day of October, 2012.

[NOTARIAL SEAL]

Patricia J. Childers
Notary Public
My Commission Expires:

PATRICIA J. CHILDER
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JAN. 19, 2016

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 35203-2119

EXHIBIT A
LEGAL DESCRIPTIONS

RIVERWOODS FIRST SECTOR PUMP STATION

TRACT 1

A tract of land lying on a portion of the Common Area, according to the Amended Map of Riverwoods First Sector, as recorded in Map Book 29, Page 120 in the office of the Judge of Probate of Shelby County, Alabama, and situated in the N.W. 1/4 of the S.W. 1/4 of Section 17, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Common Area and the Northeast corner of Lot 110, according to the Amended Map of Riverwoods First Sector, as recorded in Map Book 29, Page 120 in the office of the Judge of Probate of Shelby County, Alabama, and lying on Westerly right-of-way line of Riverwoods Parkway; thence run in a Northwesterly direction along the Southerly line of said Common Area a distance of 121.61 feet to the Northwest corner of said Lot 110, also being the Northeast corner of Lot 109 of said map; thence 9°19'45" to the left in a Northwesterly direction along said Southerly Line of Common Area a distance of 94.29 feet to a point; thence 23°24'36" to the left in a Westerly direction along said Southerly line of Common Area a distance of 12.92 feet to the Point of Beginning of the herein described tract and being on the North line of said Lot 109; thence continue along the last described course in a westerly direction along said Southerly line of Common Area a distance of 19.43 feet to a point; thence 44°22'06" to the right in a Northwesterly direction (leaving said Southerly line of Common Area) a distance of 31.43 feet to a point; thence 62°01'19" to the right in a Northerly direction a distance of 21.13 feet to a point; thence 68°55'36" to the right in a Northeasterly direction a distance of 49.42 feet to a point; thence 110°43'53" to the right in a Southerly direction a distance of 48.16 feet to Point of Beginning.

Containing 1,817 square feet.

TOGETHER WITH a permanent, perpetual and non-exclusive easement for ingress/egress to and from the above-described real property over and upon the following real property:

INGRESS/EGRESS EASEMENT FOR TRACT 1

An Easement for ingress/egress lying on a portion of the Common Area, according to the Amended Map of Riverwoods First Sector, as recorded in Map Book 29, Page 120 in the office of the Judge of Probate of Shelby County, Alabama, and situated in the N.E. 1/4 of the S.W. 1/4 of Section 17, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at Southeast Corner of the Common Area and the Northeast corner of Lot 110, according to the Amended Map of Riverwoods First Sector, as recorded in Map Book 29, Page 120 in the office of the Judge of Probate of Shelby County, Alabama, and lying on the Westerly right-of-way line of Riverwoods Parkway; thence run in a Northerly direction along said Westerly right-of-way line a distance of 35.73 feet to the Point of Beginning of a 15-foot wide ingress/egress easement as described herein, and lying 7.5 feet to each side of, parallel to and abutting the following described centerline; thence 57°23'03" to the left in a Northwesterly direction (leaving said Westerly right-of-way line) a distance of 57.22 feet to a point; thence 31°35'10" to the left in a Northwesterly direction a distance of 173.03 feet to the Point of Ending.

Containing 3,454 Square feet.

Riverwoods Sixth Sector Pump Station

TRACT 2

A tract of land lying on a portion of the Common Area, according to the survey of Riverwoods as recorded in Map Book 32, Page 140 in the office of the Judge of Probate of Shelby County, Alabama, and situated in the N.E. 1/4 of Section 17, Township 20 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Begin at the Northeast Corner of the Common Area and the Northwest corner of Lot 610, according to the survey of Riverwoods as recorded in Map Book 32, Page 140 in the office of the Judge of Probate of Shelby County, Alabama, and lying on the Southerly right-of-way line of River Valley Road; thence run in a Southeasterly direction along the Northeasterly line of said Common Area and the Southwesterly Line of said Lot 610 a distance of 102.35 feet; thence 90°00'00" to the right in a Southwesterly direction (leaving said Northeasterly line of the Common Area) a distance of 68.07 feet to a point; thence 90°00'00" to the right in a Northeasterly direction a distance of 106.73 feet to a point on curve (P.O.C.) of a curve to the left having a radius of 200.00 feet and a central angle of 12°00'58", said point on curve also lying on said Southerly right-of-way line of River Valley Road; thence in a Northeasterly direction along said Southerly right-of-way line and along the arc of said curve a distance of 41.94 feet to the point of tangent (P.T.) of said curve; thence tangent from said curve in a Northeasterly direction along said Southerly right-of-way line a distance of 26.43 feet to the Point of Beginning.

Containing 7,028 square feet.


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Riverwoods Seventh Sector – Phase I Pump Station

TRACT 3

A tract of land lying on a portion of the Common Area according to the Map of Riverwoods Seventh Sector - Phase 1, as recorded in Map Book 35, Page 69 in the office of the Judge of Probate of Shelby County, Alabama, and situated in the E. 1/2 of the N.E. 1/4 of Section 17, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southernmost Corner of the Common Area, according to the Map of Riverwoods Seventh Sector-Phase 1, as recorded in Map Book 35, Page 69 in the office of the Judge of Probate of Shelby County, Alabama, and lying on the Northeasterly right-of-way line of River Oaks Place, and also being a point on curve (P.O.C.) to the right having a radius of 288.50 feet and a central angle of $8^{\circ}39'45''$; thence in a Northwesterly direction along said Northeasterly right-of-way line and along the arc of said curve a distance of 43.62 feet to the Point of Beginning of the herein described tract, and being a point of curve (P.O.C.) of a curve to the right having a radius of 288.50 feet and a central angle of $3^{\circ}47'09''$; thence in a Northwesterly direction along said Northeasterly right-of-way line and along the arc of said curve a distance of 19.06 feet to the point of tangent (P.T.) of said curve; thence tangent from said curve in a Northwesterly direction along said Northeasterly right-of-way line a distance of 58.41 feet to a point; thence $90^{\circ}00'00''$ to the right in a Northeasterly direction (leaving said right-of-way line) a distance of 45.38 feet to a point; thence $90^{\circ}00'00''$ to the right in a Southeasterly direction a distance of 77.45 feet to a point; thence $90^{\circ}00'00''$ to the right in a Southwesterly direction a distance of 44.75 feet to the Point of Beginning.

Containing 3,511 square feet.



20161208000448010 5/14 \$55.00
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Riverwoods Seventh Section – Phase II Pump Station

TRACT 4

A tract of land lying on a portion of the Common Area, according to the survey of Riverwoods Seventh Sector - Phase II, as recorded in Map Book 36, Page 102 in the office of the Judge of Probate of Shelby County, Alabama, and situated in the N.W. 1/4 of the S.W. 1/4 of Section 9, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest Corner of the Common Area and the Northwest corner of Lot 757, according to the survey of Riverwoods Seventh Sector - Phase II, as recorded in Map Book 36, Page 102 in the office of the Judge of Probate of Shelby County, Alabama, said point lying on the Southeasterly right-of-way line of Cedar Hollow Circle, and also being a point on curve (P.O.C.) of a curve to the right having a radius of 300.00 feet and a central angle of $19^{\circ}53'27''$; thence run in a Northeasterly direction along said Southeasterly right-of-way line and along the arc of said curve a distance of 104.15 feet to the point of compound curve (P.C.C.) of a curve to the right having a radius of 25.00 feet and a central angle of $53^{\circ}46'42''$; thence in a Northeasterly direction along said Southeasterly right-of-way line and along the arc of said curve a distance of 23.47 feet to the point of reverse curve (P.R.C.) of a curve to the left having a radius of 50.00 feet and a central angle of $47^{\circ}23'36''$; thence in a Northeasterly direction along said Southeasterly right-of-way line and along the arc of said curve a distance of 41.36 feet to a point on curve (P.O.C.) of said curve; thence $74^{\circ}31'47''$ (angle measured from tangent) to the right in a Southeasterly direction (leaving said Southeasterly right-of-way line) a distance of 54.43 feet to the Point of Beginning of the herein described tract; thence $51^{\circ}40'00''$ to the left in a Northeasterly direction a distance of 5.38 feet to a point; thence $64^{\circ}37'00''$ to the right in a Southeasterly direction a distance of 39.00 feet to a point; thence $89^{\circ}51'34''$ to the right in a Southwesterly direction a distance of 28.56 feet to a point; thence $82^{\circ}02'26''$ to the right in a Northwesterly direction a distance of 57.00 feet to a point; thence $123^{\circ}29'00''$ to the right in a Northeasterly direction a distance of 35.12 feet to the Point of Beginning.

Containing 1,520 square feet.



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TRACT 4 – Continued

TOGETHER WITH a permanent, perpetual and non-exclusive easement for ingress/egress to and from the above-described real property over and upon the following real property:

INGRESS/EGRESS EASEMENT FOR TRACT 4

An easement lying on a portion of the Common Area, according to the survey of Riverwoods Seventh Sector - Phase II, as recorded in Map Book 36, Page 102 in the office of the Judge of Probate of Shelby County, Alabama, and situated in the N.W. 1/4 of the S.W. 1/4 of Section 9, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest Corner of the Common Area and the Northwest corner of Lot 757, according to the survey of Riverwoods Seventh Sector - Phase II, as recorded in Map Book 36, Page 102 in the office of the Judge of Probate of Shelby County, Alabama, said point lying on the Southeasterly right-of-way line of Cedar Hollow Circle, and also being a point on curve (P.O.C.) of a curve to the right having a radius of 300.00 feet and a central angle of $19^{\circ}53'27''$; thence run in a Northeasterly direction along said Southeasterly right-of-way line and along the arc of said curve a distance of 104.15 feet to the point of compound curve (P.C.C.) of a curve to the right having a radius of 25.00 feet and a central angle of $53^{\circ}46'42''$; thence in a Northeasterly direction along said Southeasterly right-of-way line and along the arc of said curve a distance of 23.47 feet to the point of reverse curve (P.R.C.) of a curve to the left having a radius of 50.00 feet and a central angle of $29^{\circ}43'12''$; thence in a Northeasterly direction along said Southeasterly right-of-way line and along the arc of said curve a distance of 25.94 feet to a point on curve (P.O.C.) and also being the Point of Beginning of the herein described easement; thence continue in a Northeasterly direction along said Southeasterly right-of-way line and along the curve to the left having a radius of 50.00 feet and a central angle of $17^{\circ}40'24''$ a distance of 15.42 feet to a point on curve (P.O.C.); thence $74^{\circ}31'47''$ (angle measured from tangent) to the right in a Southeasterly direction (leaving said Southeasterly right-of-way line) a distance of 54.43 feet to a point; thence $128^{\circ}20'00''$ to the right in a Southwesterly direction a distance of 17.85 feet to a point; thence $51^{\circ}40'00''$ to the right in a Northwesterly direction a distance of 49.68 feet to the Point of Beginning.

Containing 723 square feet.



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Riverwoods Eighth Sector – Phase I Pump Station

TRACT 5

A tract of land lying on a portion of the Common Area "B", according to the survey of Riverwoods Eighth Sector – Phase I, as recorded in Map Book 43, Page 28 A and 28 B in the office of the Judge of Probate of Shelby County, Alabama, and situated in the N.W. 1/4 of the N.E. 1/4 of Section 17, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast Corner of the Common Area "B" and the Northwest corner of Lot 806, according to the survey of Riverwoods Eighth Sector - Phase I, as recorded in Map Book 43, Page 28 A and 28 B in the office of the Judge of Probate of Shelby County, Alabama, and lying on the Southwesterly right-of-way line of West Trestle Way; thence run in a Southwesterly direction (leaving said Southwesterly right-of-way line) along the Southeasterly line of the Common Area "B" and the Northwesterly line of said Lot 806 a distance of 25.11 feet to the Point of Beginning of the herein described tract; thence continue along the last described course in a Southwesterly direction and along said Southeasterly line of the Common Area "B" a distance of 37.50 feet to a point; thence 90°00'00" to the right in a Northwesterly direction (leaving said Southeasterly line of the Common Area "B") a distance of 53.00 feet to a point; thence 90°00'00" to the right in a Northeasterly direction a distance of 37.50 feet to a point; thence 90°00'00" to the right in a Southeasterly direction a distance of 53.00 feet to the Point of Beginning.

Containing 1,988 square feet.


20161208000448010 8/14 \$55.00
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TRACT 5 – Continued

TOGETHER WITH a permanent, perpetual and non-exclusive easement for ingress/egress to and from the above-described real property over and upon the following real property:

INGRESS/EGRESS EASEMENT FOR TRACT 5

An ingress/egress easement lying on a portion of the Common Area "B", according to the survey of Riverwoods Eighth Sector – Phase I, as recorded in Map Book 43, Page 28 A and 28 B in the office of the Judge of Probate of Shelby County, Alabama, and situated in the N.W. 1/4 of the N.E. 1/4 of Section 17, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast Corner of the Common Area "B" and the Northwest corner of Lot 806, according to the survey of Riverwoods Eighth Sector - Phase I, as recorded in Map Book 43, Page 28 A and 28 B in the office of the Judge of Probate of Shelby County, Alabama, and lying on the Southwesterly right-of-way line of West Trestle Way; thence run in a Southwesterly direction (leaving said Southwesterly right-of-way line) along the Southeasterly line of the Common Area "B" a distance of 25.11 feet to a point; thence 90°00'00" to the right in a Northwesterly direction (leaving said Southeasterly line of the Common Area "B") a distance of 19.61 feet to the Point of Beginning of the herein described ingress/egress easement; thence continue along the last described course in a Northwesterly direction a distance of 18.00 feet to a point; thence 93°49'30" to the right in a Northeasterly direction a distance of 26.67 feet to a point lying on said Southwesterly right-of-way line of West Trestle Way; thence 90°34'10" to the right in a Southeasterly direction along said Southwesterly right-of-way line a distance of 3.28 feet to a point of curve (P.C.) of a curve to the left having a radius of 425.00 feet and a central angle of 1°58'47"; thence in a Southeasterly direction along said Southwesterly right-of-way line and along the arc of said curve a distance of 14.69 feet to a point; thence 91°24'37" (angle measured from tangent) to the right (leaving said Southwesterly right-of-way line) in a Southwesterly direction a distance of 25.55 feet to the Point of Beginning.

Containing 468 square feet.


20161208000448010 9/14 \$55.00
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WALTER SCHOEL ENGINEERING COMPANY, INC.

104 2ND STREET SOUTH
BIRMINGHAM, ALABAMA 35205
(205) 323-6666

Checked By: JFB
Draftsman: C. W. Ward
Job No: 12-056-005
File Name: C:\Riverwoods\Pump Stations\Survey\Exhibits\Sector1.dgn

PREPARED BY:

PUMP STATION EXHIBIT

#1

Scale: 1" = 30'
October 2012



LOT 109
Amended Map of
RIVERWOODS FIRST SECTOR
(Map Book 29, Page 120)

LOT 110
Amended Map of
RIVERWOODS FIRST SECTOR
(Map Book 29, Page 120)

Common Area
Amended Map of
RIVERWOODS FIRST SECTOR
(Map Book 29, Page 120)

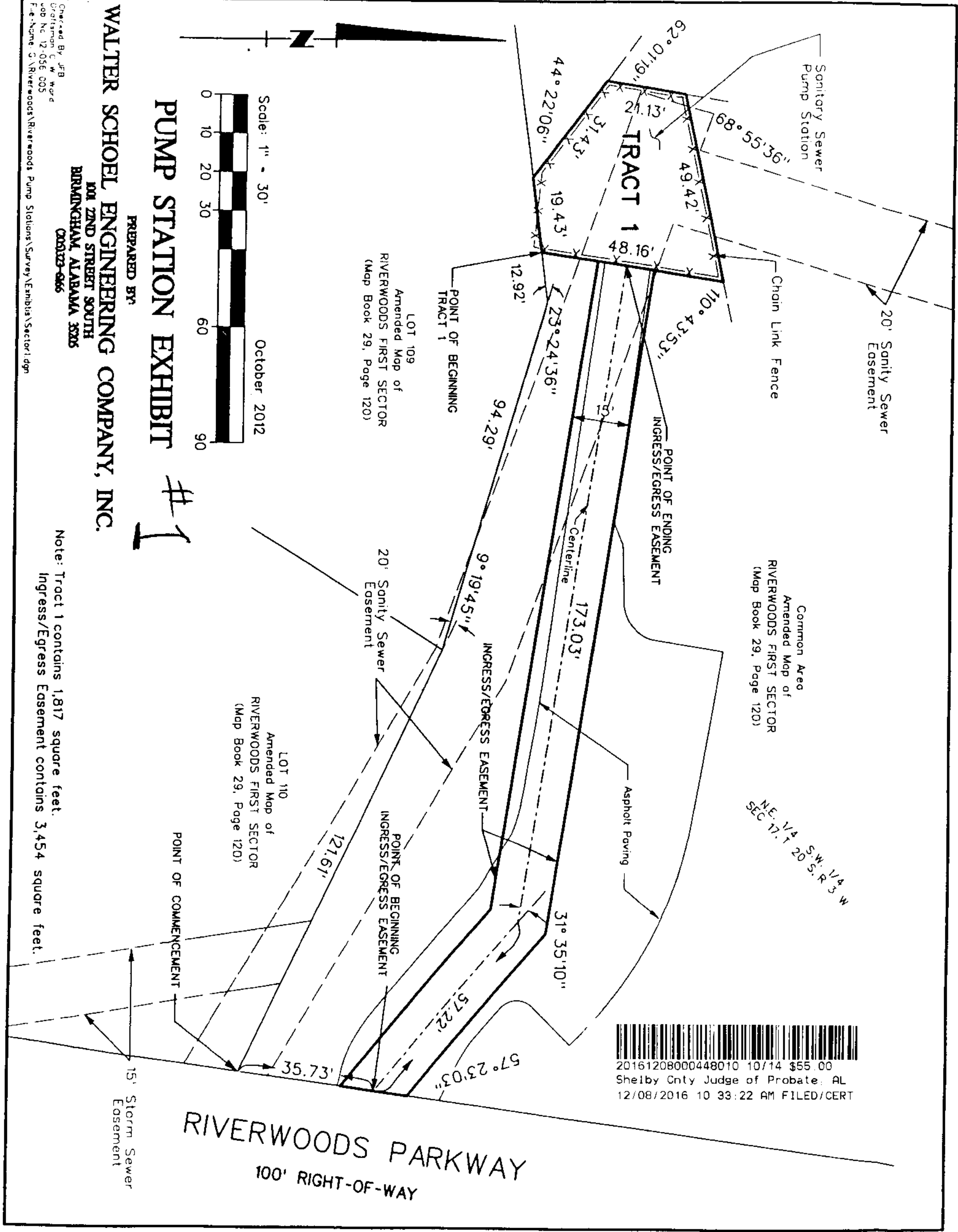
NE 1/4 S.W. 1/4 W
SEC 17, T. 20 S. R. 3 W



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RIVERWOODS PARKWAY
100' RIGHT-OF-WAY

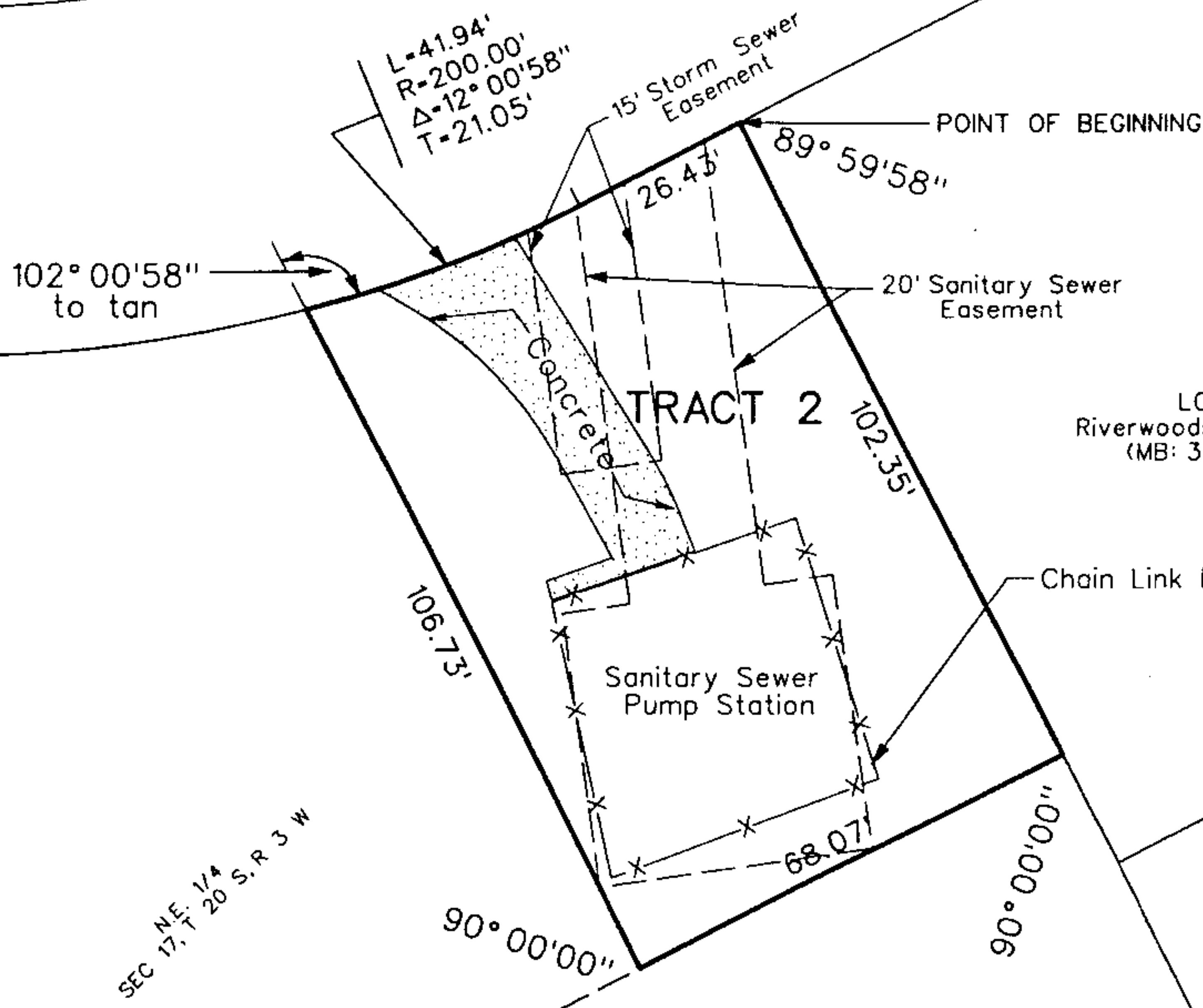
Note: Tract 1 contains 1,817 square feet.
Ingress/Egress Easement contains 3,454 square feet.



LOT 634
Riverwoods Sixth Sector
(MB: 32, PG: 140)

LOT 633
Riverwoods Sixth Sector
(MB: 32, PG: 140)

RIVER VALLEY ROAD
50' RIGHT-OF-WAY



SEC 17, T 20 S, R 3 W

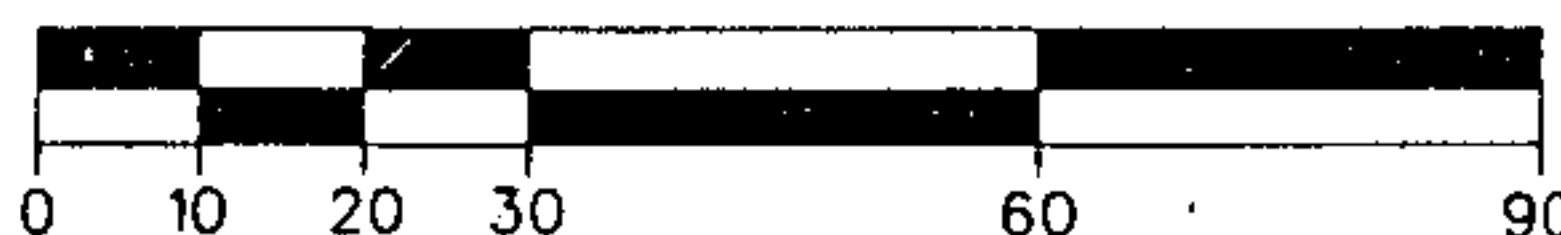
COMMON AREA
Riverwoods Sixth Sector
(MB: 32, PG: 140)



20161208000448010 11/14 \$55.00
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Scale: 1" = 30'

October 2012



Note:
Tract 2 containing 7,028 square feet.

PUMP STATION EXHIBIT

PREPARED BY:

WALTER SCHOEL ENGINEERING COMPANY, INC.

1001 22ND STREET SOUTH
BIRMINGHAM, ALABAMA 35205
(205)323-6166

Checked By: J. Breighner

Draftsman: C. W. WARD

Job No. 12-056

File Name: G:/Riverwoods/Riverwoods Pump Station/Survey/Exhibits/6th Sector.dgn

#2

PUMP STATION EXHIBIT #3

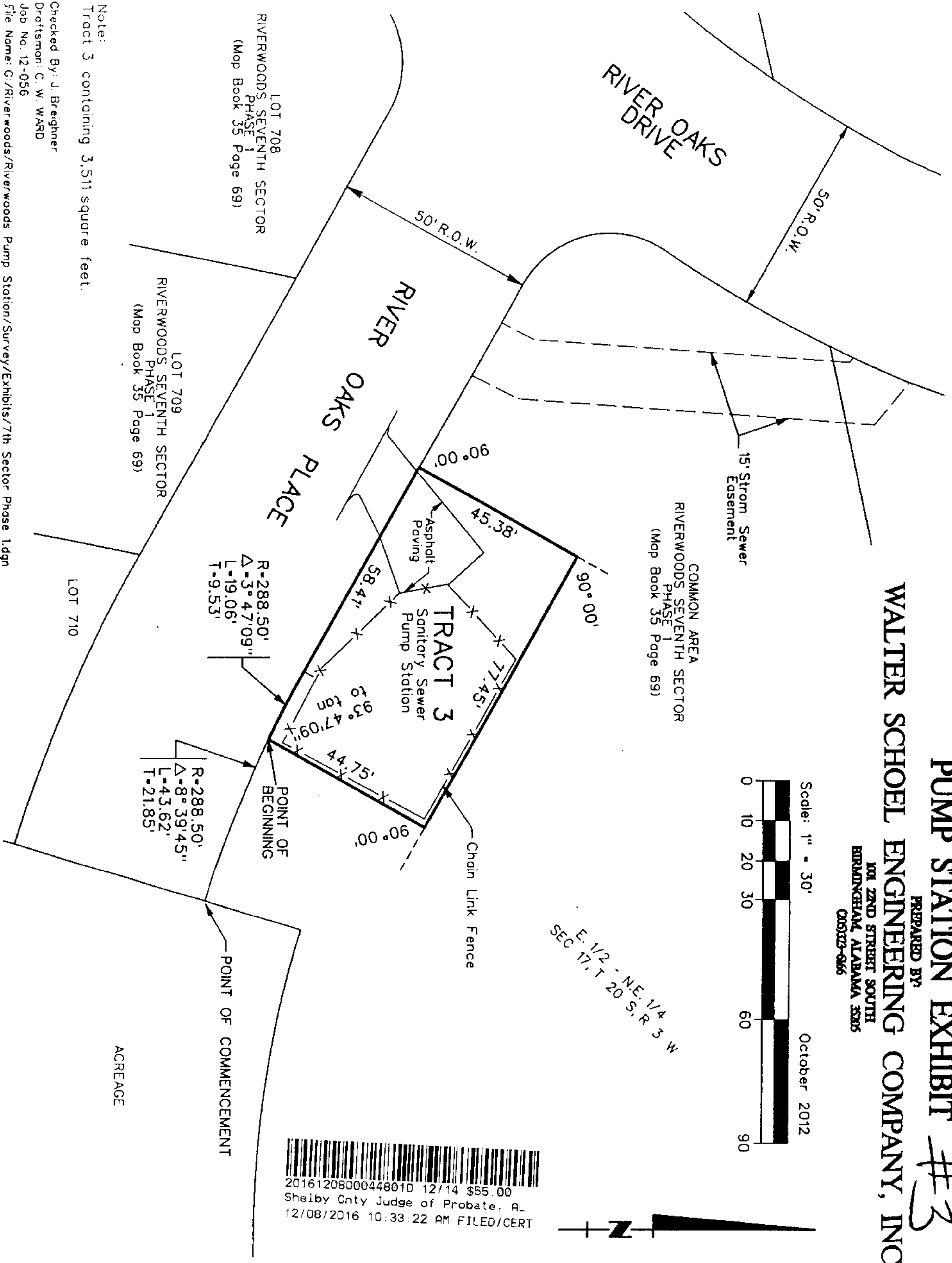
WALTER SCHOEL ENGINEERING COMPANY, INC.

101 2ND STREET SOUTH
BIRMINGHAM, ALABAMA 35205
205/723-9666

Scale: 1" = 30' October 2012



E. 1/2 - NE. 1/4
SEC 17, T 20 S, R 3 W



20161208000448010 12/14 \$55.00
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Note:
Tract 3 containing 3,511 square feet.
Checked By: J. Breighner
Draftsman: C. W. WARD
Job No. 12-056
File Name: G:/Riverwoods/Riverwoods Pump Station/Survey/Exhibits/7th Sector Phase 1.dgn

PUMP STATION EXHIBIT

#4

Lot 756
Riverwoods Seventh Sector - Phase II
(MB: 36, PG: 102)

Lot 755

N.W. 1/4 - S.W. 1/4
SEC 9, T 20 S, R 3 W

CEDAR HOLLOW CIRCLE

50' Rad.

L=15.42'
R=50.00'
Δ=17°40'24"

POINT OF BEGINNING
TRACT 4

74°31'47"
from tan
17.85'
54.43'

INGRESS/EGRESS
EASEMENT

49.68'

Concrete 51°40'

POINT OF BEGINNING
INGRESS/EGRESS EASEMENT

L=25.94'
R=50.00'
Δ=29°43'12"

T=13.27'

COMMON AREA
Riverwoods Seventh Sector - Phase II
(MB: 36, PG: 102)

TRACT 4

Lot 767
Riverwoods Seventh Sector - Phase II
(MB: 36, PG: 102)

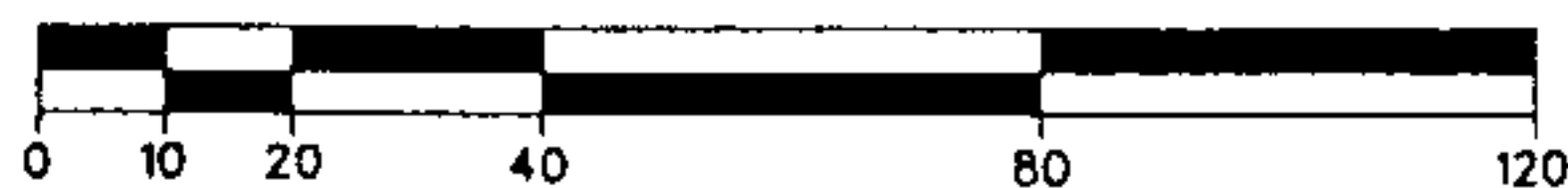
L=104.15'
R=300.00'
Δ=19°53'27"

POINT OF COMMENCEMENT

Lot 757
Riverwoods Seventh Sector - Phase II
(MB: 36, PG: 102)

SCALE: 1" = 40'

OCTOBER 2012



Note:
Tract 4 containing 1,520 square feet.
Ingress/Egress Easement containing 723 square feet.



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Checked By: J. Breighner
Draftsman: T. Holliburton
Job No. 12-056
File Name: G:/Riverwoods/Riverwoods Pump Station/Survey/Exhibits/7th Sector - Ph 2.dgn

PREPARED BY:
WALTER SCHOEL ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS
1001 22ND STREET SOUTH
BIRMINGHAM, ALABAMA 35205
(205)323-6166

PUMP STATION EXHIBIT #5



LOT 807
Riverwoods Eighth Sector - Phase I
(MB: ---, PG: ---)

N.W. 1/4 - NE 1/4
SEC 17, T 20 S, R 3 W

COMMON AREA "B"
Riverwoods Eighth Sector - Phase I
(MB: ---, PG: ---)

LAKE RIVERWOODS
Riverwoods Eighth Sector - Phase I
(MB: ---, PG: ---)

INGRESS/EGRESS
EASEMENT

POINT OF BEGINNING
INGRESS/EGRESS EASEMENT

TRACT 5
Sanitary Sewer
Pump Station

Chain Link Fence

WEST TRESTLE WAY
RIGHT-OF-WAY

POINT OF COMMENCEMENT

L=14.69'
R=425.00'
Δ=1°58'47"
T=7.34'

91°24'37"
from tan

25.11' RADIAL

POINT OF BEGINNING
TRACT 5

LOT 806
Riverwoods Eighth Sector - Phase I
(MB: ---, PG: ---)



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Note:
Tract 5 containing 1,988 square feet.
Ingress/Egress Easement containing 468 square feet.

SCALE: 1" = 20'

SEPTEMBER 2012



PREPARED BY:
WALTER SCHOEL ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS
101 22ND STREET SOUTH
BIRMINGHAM, ALABAMA 35205
(205)323-6166

Checked By: J. Breighner
Draftsman: T. Halliburton
Job No. 12-056
File Name: G:/Riverwoods/Riverwoods Pump Station/Survey/Exhibits/8th Sector - Ph 1.dgn