

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

QUITCLAIM DEED

THIS QUITCLAIM DEED (this "Deed") is made and entered into as of the 30th day of April, 2019 by **RIVERWOODS HOLDINGS, LLC**, an Alabama limited liability company ("Grantor"), in favor of **BLACKRIDGE PARTNERS, LLC**, an Alabama limited liability company ("Grantee").

R E C I T A L S:

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 (the "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.

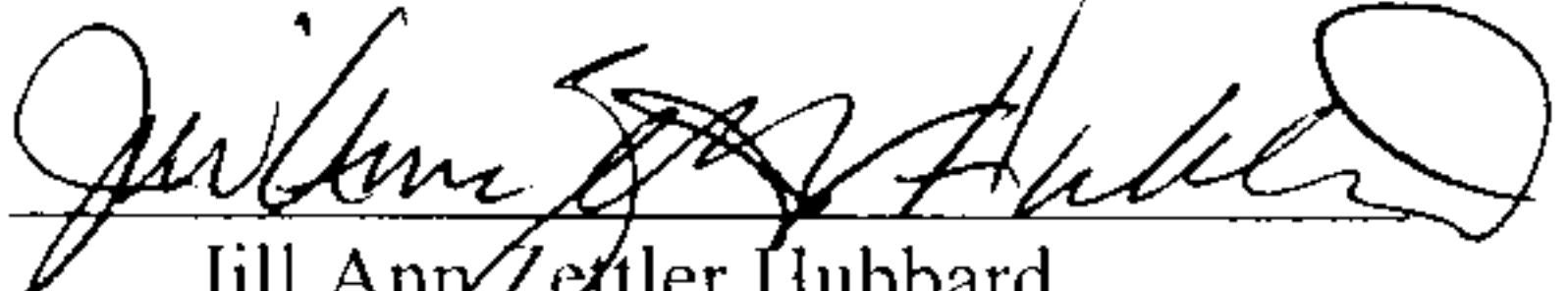
The Property is transferred and conveyed to Grantee in its "AS IS", "WHERE IS" CONDITION AND WITH ALL FAULTS", WITHOUT REPRESENTATION OR WARRANTY, EITHER EXPRESS OR IMPLIED, and GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES, EITHER EXPRESS OR IMPLIED, REGARDING THE TITLE TO,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

[Signature on the following page]

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

GRANTOR:

RIVERWOODS HOLDINGS, LLC, an
Alabama limited liability company

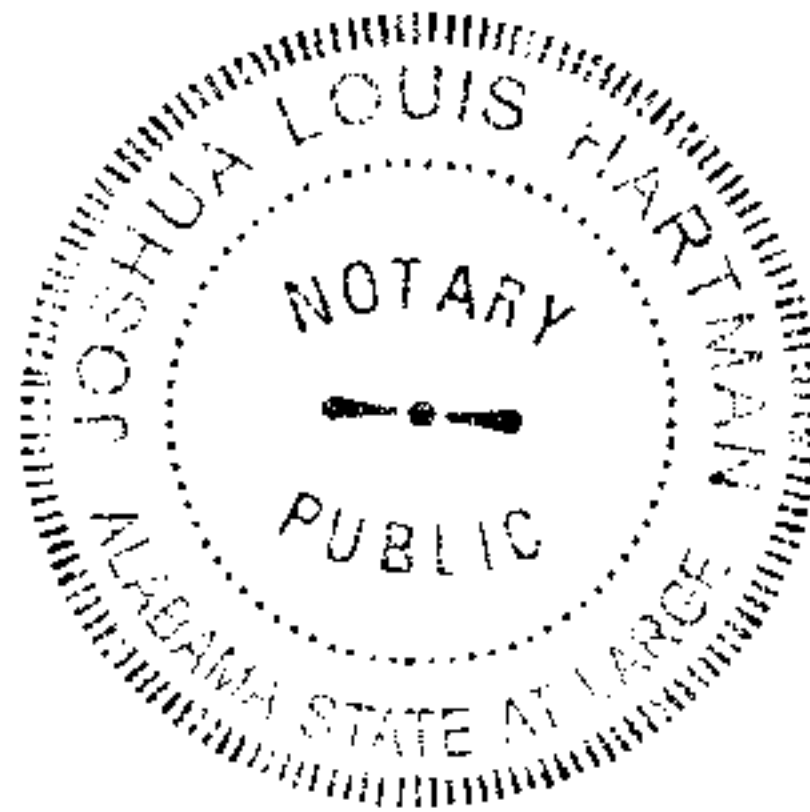
By: 
Jill Ann Zettler Hubbard
Its Manager


STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Jill Ann Zettler Hubbard, whose name as Manager of RIVERWOODS HOLDINGS, 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, she, 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 Manager of the aforesaid limited liability company.

Given under my hand and official seal, this the 30TH day of April, 2019.

[NOTARIAL SEAL]





Notary Public

My Commission Expires: _____

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2020

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


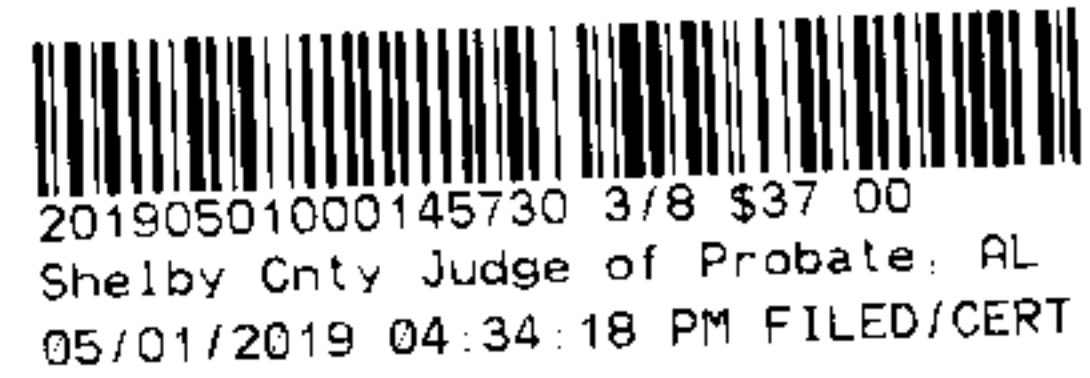

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EXHIBIT A



Legal Description of Property

ZETTLER PORTION PUD LEGAL DESCRIPTION

The following parcels in Township 20 South, Range 3 West, Shelby County, Alabama.

PARCEL A

A tract of land situated in the SE 1/4 and the SW 1/4 of Section 6, Township 20 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Begin at the Southwest corner of the SW 1/4 of the SE 1/4 of Section 6, Township 20 South, Range 3 West and run in a Northerly direction along the West line of said 1/4 - 1/4 section a distance of 660.73 feet to the Northwest corner of the South 1/2 of said SW 1/4 of the SE 1/4 of said Section; thence $88^{\circ}14'39''$ to the left in a Westerly direction along the North line of the South 1/2 of the SE 1/4 of the SW 1/4 of said Section 6 a distance of 76.24 feet to a point on the Southeasterly Right-of-Way line of South Shades Crest Road; thence $123^{\circ}53'48''$ to the right in a Northeasterly direction along said Right-of-Way line a distance of 202.10 feet to the P.C. (Point of Curve) of a curve to the left having a radius of 2175.07 feet and a central angle of $0^{\circ}26'16''$; thence in a Northeasterly direction along the arc of said curve and along said Right-of-Way line a distance of 16.62 feet to the Southwest corner of Lot 1, Southpointe, Second Sector as recorded in Map Book 11, Page 30 in the Office of the Judge of Probate of Shelby County, Alabama; thence $88^{\circ}54'47''$ to the right (Angle Measured to Tangent) in a Southeasterly direction along the Southwest line of said Lot 1 a distance of 159.32 feet to the Southeast corner of said Lot 1, said point being located on the Northwest line of Lot 5 Southpointe, Third Sector as recorded in Map Book 12, Page 76 in the Office of the Judge of Probate of Shelby County, Alabama; thence $89^{\circ}25'01''$ to the right in a Southwesterly direction along said Northwesterly line of said Lot 5 a distance of 11.66 feet to the Southwest corner of said Lot 5, said point being the P.C. (Point of Curve) of a curve to the right having a radius of 954.88 feet and a central angle of $3^{\circ}34'27''$; thence $80^{\circ}43'09''$ to the left (Angle Measured to Tangent) in a Southeasterly direction along the arc of said curve and along the Southwest line of said Lot 5 a distance of 59.57 feet to the P.T. (Point of Tangent) of said curve; thence $0^{\circ}53'38''$ to the right (angle measured to tangent) in a Southeasterly direction along said Southwest line of said Lot 5 and Lot 6 of said Southpointe, Third Sector a distance of 97.41 feet to a point on a curve to the left having a radius of 886.12 feet and a central angle of $35^{\circ}00'00''$; thence $0^{\circ}31'44''$ to the left (Angle Measured to Tangent) in a Southeasterly direction along the arc of said curve and along the Southwest line of said Lot 6 and Lot 7 of said Southpointe, Third Sector, and Lots 6 and 5 of Southpointe, Fifth Sector as recorded in Map Book 13, Page 120 in the Office of the Judge of Probate of Shelby County, Alabama a distance of 541.30 feet a point; thence $0^{\circ}00'46''$ to the right (Angle Measured to Tangent) in a Southeasterly direction along the South line of said Lot 5 of Southpointe, Fifth Sector and Lot 9 Southpointe, Sixth Sector Phase Two as recorded in Map Book 15, Page 24 in the Office of the Judge of Probate of Shelby County, Alabama and Lot 8 Southpointe, Sixth Sector Phase One as recorded in Map Book 14, Page 85 in the Office of the Judge of Probate of Shelby County, Alabama a distance of 356.41 feet

to the Southernmost corner of said Lot 8; thence 22°29'23" to the left in a Northeasterly direction along the Southeasterly line of said Lot 8 and Lot 7 Southpointe Sixth Sector Phase One a distance of 213.45 feet; thence 24°08'48" to the right in a Southeasterly direction along the Southwest line of said Lot 7 Southpointe Sixth Sector Phase One a distance of 102.88 feet to the Southeast corner of said Lot 7; thence 112°09'49" to the right in a Southwesterly direction a distance of 426.65 feet to a point on the South line of said SW 1/4 of the SE 1/4 of said Section 6; thence 56°10'59" to the right in a Westerly direction along the South line of said 1/4-1/4 section a distance of 1160.94 feet to the POINT OF BEGINNING.

Parcel A Containing 14.6 acres, more or less.


PARCEL B

All of the NE 1/4, N 1/2 of SE 1/4, SE 1/4 of SE 1/4, SE 1/4 of NW 1/4, N 1/2 of SW 1/4 and the SW 1/4 of SW 1/4 of Section 7, Township 20 South, Range 3 West, Shelby County, Alabama lying West of the Western Right-of-Way of the CSX Railroad shown on the right-of-way and track map Atlanta, Birmingham and Atlantic Railroad Company dated June 30, 1914, map No. V06036.

Less and except the following described parcel:

Commence at the Northeast corner of Section 7, Township 20 South, Range 3 West, said point being the Southeast corner of Lot 7, Southpointe Eighth Sector as recorded in Map Book 15, Page 109 in the Probate Office of Shelby County, Alabama and run in a Westerly direction along the North line of said Section 7 and the South line of Lot 7 and Lot 8 of said subdivision a distance of 400.72 feet to the Point of Beginning of the parcel herein described; thence 60°16'40" to the left in a Southwesterly direction a distance of 2075.38 feet to a point; thence 39°49'06" to the right in a Southwesterly direction a distance of 322.95 feet to a point; thence 3°50'38" to the left in a Southwesterly direction a distance of 332.29 feet to a point; thence 20°35'59" to the left in a Southwesterly direction a distance of 561.82 feet to a point; thence 81°03'14" to the right in a Northwesterly direction a distance of 376.81 feet to a point; thence 81°09'03" to the right in a Northeasterly direction a distance of 625.66 feet to a point; thence 2°40'32" to the left in a Northeasterly direction a distance of 602.38 feet to a point; thence 9°32'26" to the right in a Northwesterly direction a distance of 722.17 feet to a point; thence 9°41'31" to the left in a Northeasterly direction a distance of 361.52 feet to a point; thence 9°18'29" to the right in a Northeasterly direction a distance of 235.91 feet to a point on the North line of the NW 1/4 of the NE 1/4 of said Section 7; thence 56°10'59" to the right in an Easterly direction along the North line of said 1/4-1/4 Section a distance of 176.33 feet to the NE corner of said 1/4-1/4 section; thence 0°02'02" to the right in an Easterly direction along the North line of the NE 1/4 of NE 1/4 of said Section 7 a distance of 935.76 to the POINT OF BEGINNING.

Parcel B Containing 374.6 acres, more or less.


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Shelby Cnty Judge of Probate, AL
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PARCEL C

All of the West 1/4 of Section 8, Township 20 South, Range 3 West, Shelby County, Alabama lying West of the Western Right-of-Way of the CSX Railroad shown on the right-of-way and track map Atlanta, Birmingham and Atlantic Railroad Company dated June 30, 1914, map No. V06036.

Parcel C Containing 40.6 acres, more or less.

PARCEL D

The North 1/2 of the Northeast 1/4, the Southeast 1/4 of the Northeast 1/4, the North 1/2 of the Northwest 1/4, the Northeast 1/4 of the Southeast 1/4, the South 1/2 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 20 South, Range 3 West, Shelby County, Alabama, less and except the following three described parcels:

Exception Parcel D-1

A parcel conveyed to Alabama Power in instrument 20070712000329560 in the Shelby County Probate Office:

Begin at the NE corner of the SW 1/4 of the SE 1/4 of said Section 18, marked by a found 3 inch capped pipe; thence along the east line of said 1/4, 1/4 section a bearing of South 00°00'00" East a distance of 161.15 feet; thence South 59°48'16" West a distance of 903.36 feet; thence North 30°12'02" West a distance of 499.78 feet; thence continuing along the same bearing a distance of 50.38 feet to the centerline of Elvira Road (Shelby County Highway #269); thence along said centerline of said road the following chord bearings and chord distances; South 52°45'54" West a distance of 25.59 feet to a point; South 53°42'25" West a distance of 20.64 feet to a point; South 54°17'16" West a distance of 28.12 feet to a point; South 57°58'18" West a distance of 16.56 feet to a point; South 61°53'22" West a distance of 16.98 feet to a point; South 67°59'43" West a distance of 17.72 feet to a point; South 75°12'17" West a distance of 28.79 feet to a point; South 86°39'01" West a distance of 22.91 feet to a point; North 85°37'34" West a distance of 32.46 feet to a point; North 78°17'45" West a distance of 39.30 feet to a point; North 75°13'16" West a distance of 47.08 feet to a point; North 75°50'58" West a distance of 37.43 feet to a point; North 77°22'14" West a distance of 36.39 feet to a point; North 77°42'17" West a distance of 69.23 feet to a point; North 77°46'10" West a distance of 30.07 feet to a point; North 75°45'17" West a distance of 19.62 feet to a point; North 74°11'08" West a distance of 38.76 feet to a point; North 69°03'00" West a distance of 40.07 feet to a point; North 62°51'43" West a distance of 39.21 feet to a point; North 59°26'28" West a distance of 35.81 feet to a point; North 57°45'43" West a distance of 68.24 feet to a point; North 59°41'24" West a distance of 43.01 feet to a point; North 62°44'48" West a distance of 25.30 feet to a point; North 65°20'05" West a distance of 46.05 feet to a point on the north line of the Southeast 1/4 of the Southwest 1/4 of said section; thence along the north line of said 1/4, 1/4 section a bearing of North 89°58'02" East a distance of 50.13 feet; thence continuing along the north line of said 1/4, 1/4 section the same bearing a distance of 453.05 feet to the Northeast corner of the SE 1/4 of the SW 1/4 of said section; thence along the

north line of the SW ¼ of the SE ¼ of said section a bearing of North 89°58'32" East a distance of 1314.19 feet to the point of beginning.

Exception Parcel D-2

Begin at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 20 South, Range 3 West; thence in a Southerly direction along the West line of said 1/4 - 1/4 section a distance of 235 feet, more or less, to the center line of Shelby County Highway No. 269 (prescriptive Right-of-Way), thence in a Northeasterly direction along said center line a distance of 690 feet, more or less, to the intersection of said center line and the North Line of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 20 South, Range 3 West; thence in a Westerly direction along the North line of said 1/4 - 1/4 section a distance of 635 feet, more or less to the POINT OF BEGINNING.

Exception Parcel D-3

Commence at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 18, Township 20 South, Range 3 West; thence in an Easterly direction along the south line of said 1/4 - 1/4 Section a distance of 10.28 feet to a point on the Southeast Right-of-Way line of Shelby County Highway No. 93, said point being the POINT OF BEGINNING of the parcel described herein; thence continue along the last described course and along said 1/4 - 1/4 line a distance of 1011.36 feet to a found 1/2" iron pin; thence 90° to the left (deed), 90°00'13" (measured) in a Northerly direction a distance of 142.37 feet (deed and measured) to a found 1/2" iron pin; thence 90° to the left (deed), 89°58'20" (measured) in a Westerly direction a distance of 824.4 feet (deed), 824.47 feet (measured) to a found 1/2" iron pin on the Southeasterly Right-of-Way line of said Shelby County Highway No. 93; thence 37°13'21" to the left (deed), 37°23'46" (measured) in a Southwesterly direction along said Right-of-Way line a distance of 235.00 feet (deed), 235.16 feet (measured) to the POINT OF BEGINNING.

Parcel D Containing 343.4 acres, more or less.

PARCEL E

All that portion of the NW 1/4 of the NE 1/4 of Section 19, Township 20 South, Range 3 West, Shelby County, Alabama lying West of the Easterly bank of the Cahaba River and North and East of Shelby County Highway 52

AND

All that portion of the NE 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 3 West, Shelby County, Alabama lying East of Shelby County Highway 52.

Parcel E Containing 49.3 acres, more or less.

PARCEL F

Lots 1 and 2 according to the survey of Southpointe Second Sector as recorded in Map Book 11, Page 30 in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL G

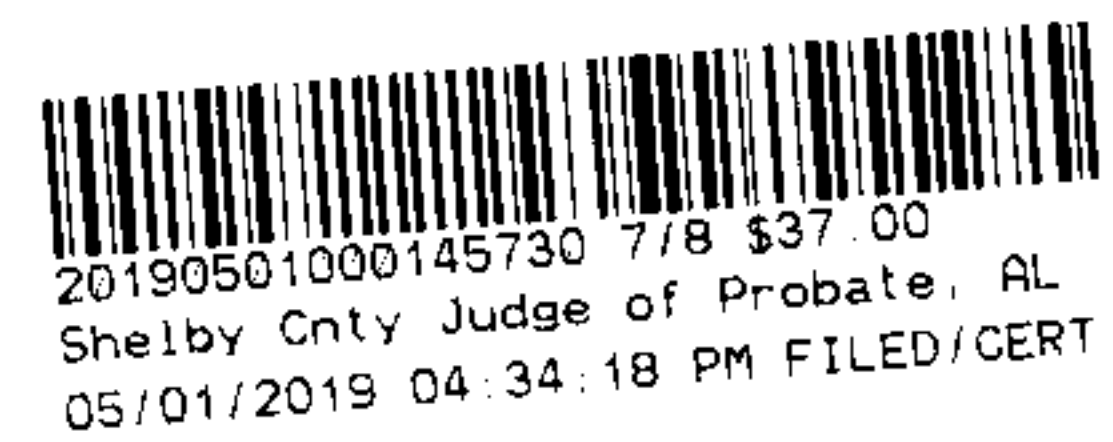
A parcel of land situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, Township 20 South, Range 3 West, Shelby County, Alabama, lying West of the Easterly bank of the Cahaba River and East of the Easterly Right-of-Way line of a CSX Railroad being more particularly described as follows:

COMMENCE at the Northwest corner of Section 17, Township 20 South, Range 3 West (3" capped pipe); thence run in an Easterly direction along the North line of said Section for a distance of 763.05 feet to the POINT OF BEGINNING, said point being the point of intersection of said Section line and the Easterly right-of-way line of a CSX Railroad; thence continue along the previously described course for a distance of 1796 feet (more or less) to the point of intersection of said Section line and said Easterly bank of the Cahaba River; thence turning an angle to the right and meandering in a Southwesterly direction along said Easterly bank of the Cahaba River, run for a distance of 1340 feet (more or less) to the point of intersection of said Easterly bank and said Easterly right-of-way line of a CSX Railroad; thence leaving the previously described course, run in a Northwesterly direction along said Easterly right-of-way line for a distance of 477 feet (more or less); thence turn an angle to the left of $90^{\circ}0'0''$ and run in a Southwesterly direction along said Easterly right-of-way line for a distance of 25.00 feet to the P.C. (Point of Curvature) of a curve to the right having a radius of 2591.53 feet and a central angle of $5^{\circ}04'51''$, said curve being 75.00 feet and parallel to the centerline of the original main line as shown on the Right-of-Way and Track Map Atlanta, Birmingham and Atlantic Railroad Company Dated June 30, 1914, map number V06036; thence turn an angle to the right of $90^{\circ}0'0''$ (angle measured to tangent) and run in a Northwesterly direction along the arc of said curve and along said right-of-way line for a distance of 229.81 feet to the P.C. (Point of Curvature) of a curve to the right having a radius of 1051.00 feet and a central angle of $42^{\circ}30'04''$, said curve being 75.00 feet and parallel to the centerline of the original main line as shown on said Track Map; thence run in a Northwesterly direction along the arc of said curve and along said right-of-way line for a distance of 779.62 feet to the POINT OF BEGINNING.

Said parcel containing 23.5 acres, more or less.

PARCEL H

All rights, if any, in Elvira Road (Shelby County Highway #269) and Shelby County Highway #93.



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 Holdings, LLC

Mailing Address:
P.O. Box 254
Helena, AL 35080

Property Address:
+/- 890 acres in Hoover,
Shelby County, Alabama

Grantee's Name:
Blackridge Partners, LLC

Mailing Address:
3545 Market Street
Hoover, AL 35226

Date of Sale: April 30TH, 2019

Total Purchase Price	\$0.00
or	
Actual Value	\$ _____
or	
Assessor's Market Value	\$ _____

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
Quitclaim Deed to clear title; recording fee paid on statutory warranty deed recorded contemporaneously herewith.

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: April 30TH, 2019

Print: Riverwoods Holdings, LLC

____ Unattested

(verified by) _____

Signed By: _____


Jill Ann Zettler Hubbard, Its Manager
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

