

**PREPARER HAS NOT REVIEWED TITLE, SURVEY, OR PROPERTY DESCRIPTION**

**THIS DOCUMENT PREPARED BY**

Chesley P. Payne

MASSEY, STOTSER & NICHOLS, P.C.

1780 Gadsden Highway

Birmingham, AL 35235

**SEND TAX NOTICES TO:**

Riverwoods Association, Inc.

McKay Management

5 Riverchase Ridge

Birmingham, AL 353244

**QUIT CLAIM DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Clayton Properties Group, Inc.** (herein referred to as "GRANTORS"), does hereby remise, release, quit claim, and convey unto **Riverwoods Association, Inc.**, (herein referred to as "GRANTEE"), that certain real estate, situated in Shelby County, Alabama, and more particularly described as follows:


**COMMON AREAS 1, 2, and 3 as noted on the Final Plat of Riverwoods, Sector 10, as recorded in Map Book 51, Page 32A in the Office of the Judge of Probate, Shelby County, Alabama.**

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, and (3) mineral and mining rights not owned by the Grantor, if any.

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

IN WITNESS WHEREOF, the GRANTOR has signed and sealed this Deed on this the 13<sup>th</sup> day of September, 2022.

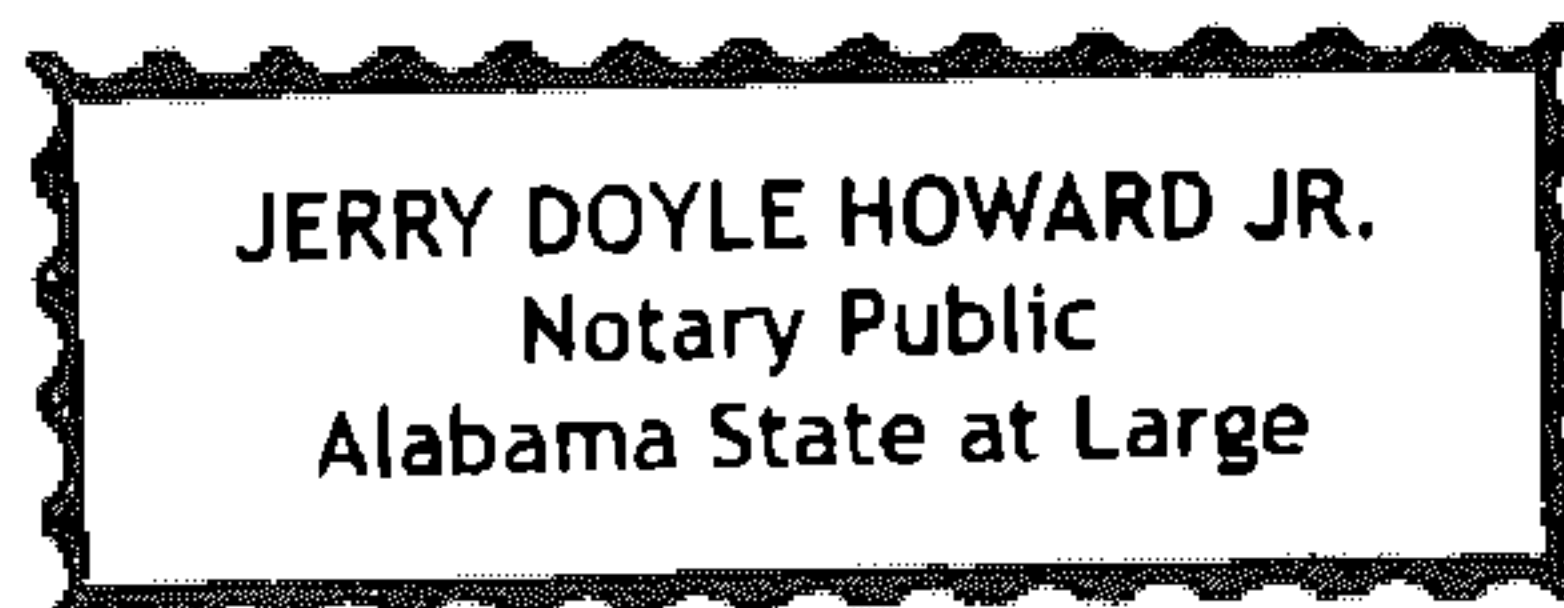
**Clayton Properties Group, Inc.**

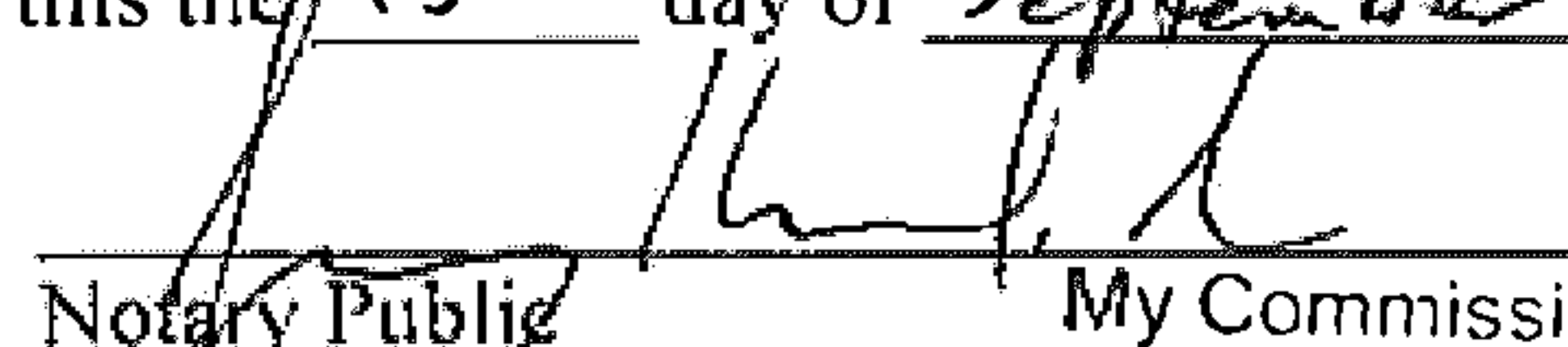
  
\_\_\_\_\_  
**Russ Doyle, President**

**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

I, the undersigned authority, a Notary Public in and for said County and in said State, hereby certify that Russ Doyle, whose name as President of Clayton Properties Group, Inc., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and seal of office this the 13<sup>th</sup> day of September, 2022.



  
\_\_\_\_\_  
Notary Public My Commission Expires: September 18, 2023

**Real Estate Sales Validation Form**

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

Grantor's Name Clayton Properties Group, Inc.  
Mailing Address 3111 Timberlake Drive  
Vestavia Hills, AL 35243

Grantee's Name Riverwoods Association, Inc.  
Mailing Address 5 Riverchase Ridge  
Birmingham, AL 35244

Property Address Common Area

Date of Sale September 13, 2022

Total Purchase Price \$1500.00

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:

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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**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.

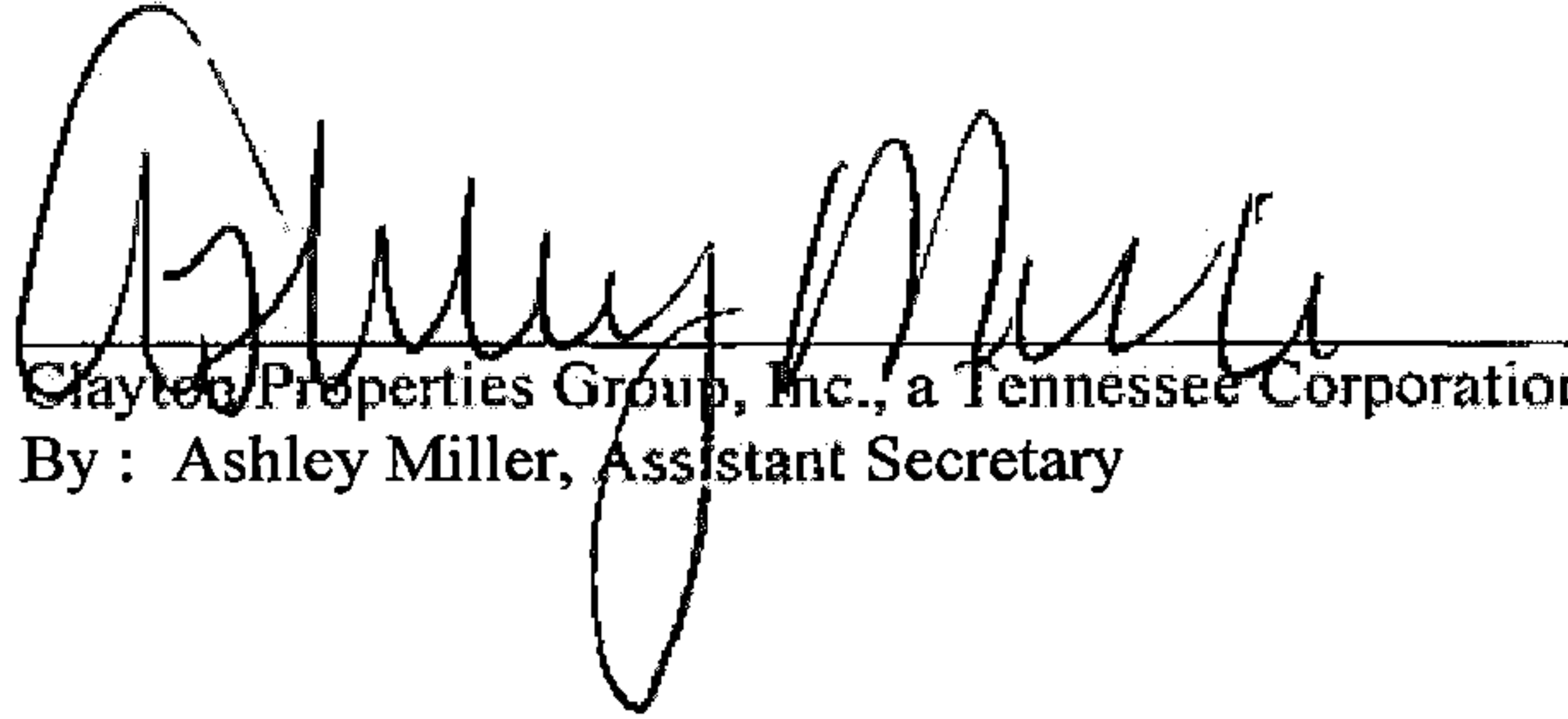
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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).

Seller Name: Clayton Properties Group, Inc.

Date: 9/13/22

  
Clayton Properties Group, Inc., a Tennessee Corporation,  
By : Ashley Miller, Assistant Secretary

 (Verified)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/14/2022 09:40:01 AM  
\$32.50 PAYGE  
20220914000355880

