

20221128000432880  
11/28/2022 08:29:35 AM  
QCDEED 1/3

*This instrument was prepared by:*  
Josh L. Hartman, Esq.  
Hartman, Springfield & Walker, LLP  
PO BOX 846  
Birmingham, AL 35201

*Send Tax Notice To:*  
ABTR Residential Association, Inc.  
C/O Selective Services Management, LLC  
211 Yeager Parkway  
Pelham, AL 35223

QUITCLAIM DEED

STATE OF ALABAMA )

SHELBY COUNTY )

That in consideration of Ten and no/100 (\$10.00) Dollars to the undersigned grantor, FLEMMING PARTNERS, LLC, an Alabama limited liability company, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents hereby remise, release, quit claim and convey unto ABINGDON BY THE RIVER RESIDENTIAL ASSOCIATION, INC., an Alabama nonprofit corporation, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: (1) All easements, restrictions and reservations of record. Further, a restriction limiting the use of the property herein conveyed to use as a residential subdivision common area in perpetuity, this restriction shall run with the land.

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

IN WITNESS WHEREOF, the said GRANTOR, by its authorized representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the 17<sup>th</sup> day of November, 2022.

**GRANTOR:**

**FLEMMING PARTNERS, LLC**, an Alabama limited liability company

By: [Signature]  
Name: Josh Kohner  
Its: Authorized Representative

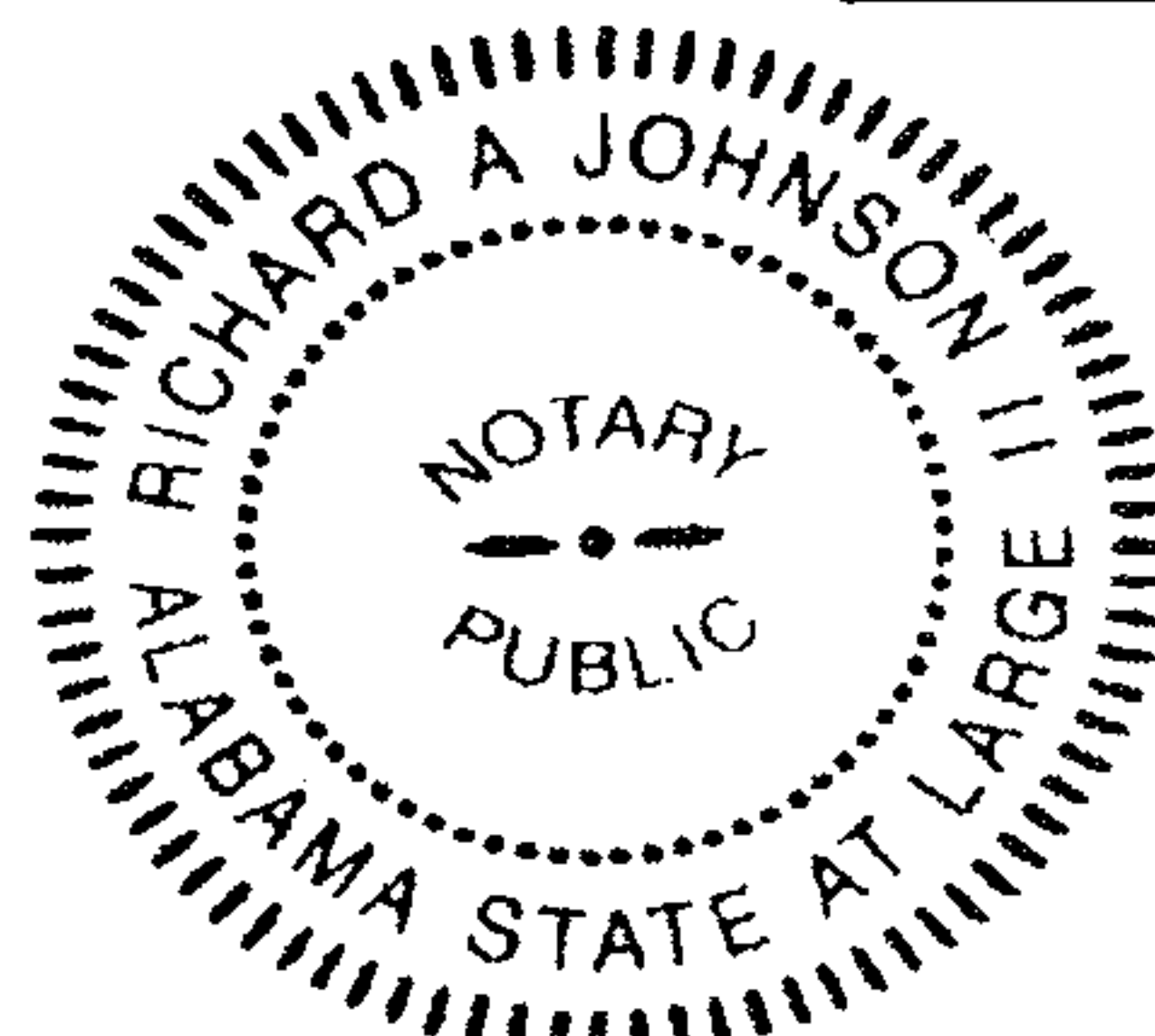
STATE OF ALABAMA )

Jefferson COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Josh Kohner whose name as Authorized Representative of FLEMMING PARTNERS, LLC, an Alabama limited liability company, 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 Authorized Representative and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 17<sup>th</sup> day of November, 2022.

My Commission Expires:  
8/10/26



Richard A. Johnson II  
Notary Public

EXHIBIT "A"

Legal Description of Property

A parcel of land situated in the Southeast 1/4 of the Northeast 1/4 of Section 4, Township 20 South, Range 3 West, Shelby County Alabama, being more particularly described as follows:

COMMENCE at 2 " aluminum capped pipe at the Northeast corner of Section 4, Township 20 South, Range 3 West, Shelby County Alabama, and run in an Westerly direction along the North-line of said Section for a distance of 306.55 feet; thence leaving said North-line, run S 0°56'58" W for a distance of 1801.56 feet to the POINT OF BEGINNING; thence run S 43°15'38" E for a distance of 120.00 feet; thence run S 46°44'22" W for a distance of 60.00 feet; thence run N 43°15'38" W for a distance of 5.00 feet; thence run S 46°44'22" W for a distance of 14.09 feet; thence run S 2°22'45" W for a distance of 183.99 feet; thence run S 1°28'34" E for a distance of 96.62 feet; thence run S 22°57'35" E for a distance of 97.17 feet; thence run S 66°51'54" E for a distance of 132.13 feet; thence run N 46°44'22" E for a distance of 212.19 feet; thence run N 0°39'48" W for a distance of 532.85 feet; thence run S 89°20'35" W for a distance of 12.34 feet; thence run S 89°20'12" W for a distance of 23.13 feet; thence run S 46°44'19" W for a distance of 245.00 feet; thence run N 43°15'38" W for a distance of 120.00 feet; thence run S 46°44'22" W for a distance of 60.00 feet to the POINT OF BEGINNING.

Said parcel containing 3.7 acres, more or less.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Flemming Partners, LLC  
 Mailing Address 3545 Market St.  
Hoover, AL 35226  
 Property Address \_\_\_\_\_  
Hoover, AL

Grantee's Name Abingdon by the River Residential Association, Inc.  
 Mailing Address 211 Yeager Pkw  
Pelham, AL 35223  
 Date of Sale November 17, 2022  
 Total Purchase Price \$ \_\_\_\_\_  
 Or  
 Actual Value \$ 3,400,000  
 Or  
 Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/28/2022 08:29:35 AM  
 \$3428.00 JOANN  
 20221128000432880

The purchase price or actual value as per 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

☐ Appraisal  
☒ Other:

cost of construction

☐ Closing Statement

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 11/17/22 Print Scott Rohrer

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one