

This instrument was prepared by:
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Hartman, Springfield & Walker, LLP
PO Box 846
Birmingham, AL 35201

Send Tax Notice To:
Abingdon by the River Residential Association
c/o Selective Management Services, Inc.
211 Yeager Parkway
Pelham, Al 35124

STATE OF ALABAMA)

COUNTIES OF SHELBY AND JEFFERSON)

QUITCLAIM DEED

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 17th day of May, 2023.

GRANTOR:

FLEMMING PARTNERS, LLC, an Alabama limited liability company

By: [Signature]
Name: Scott Rohrer
Its: Authorized Representative

STATE OF ALABAMA)

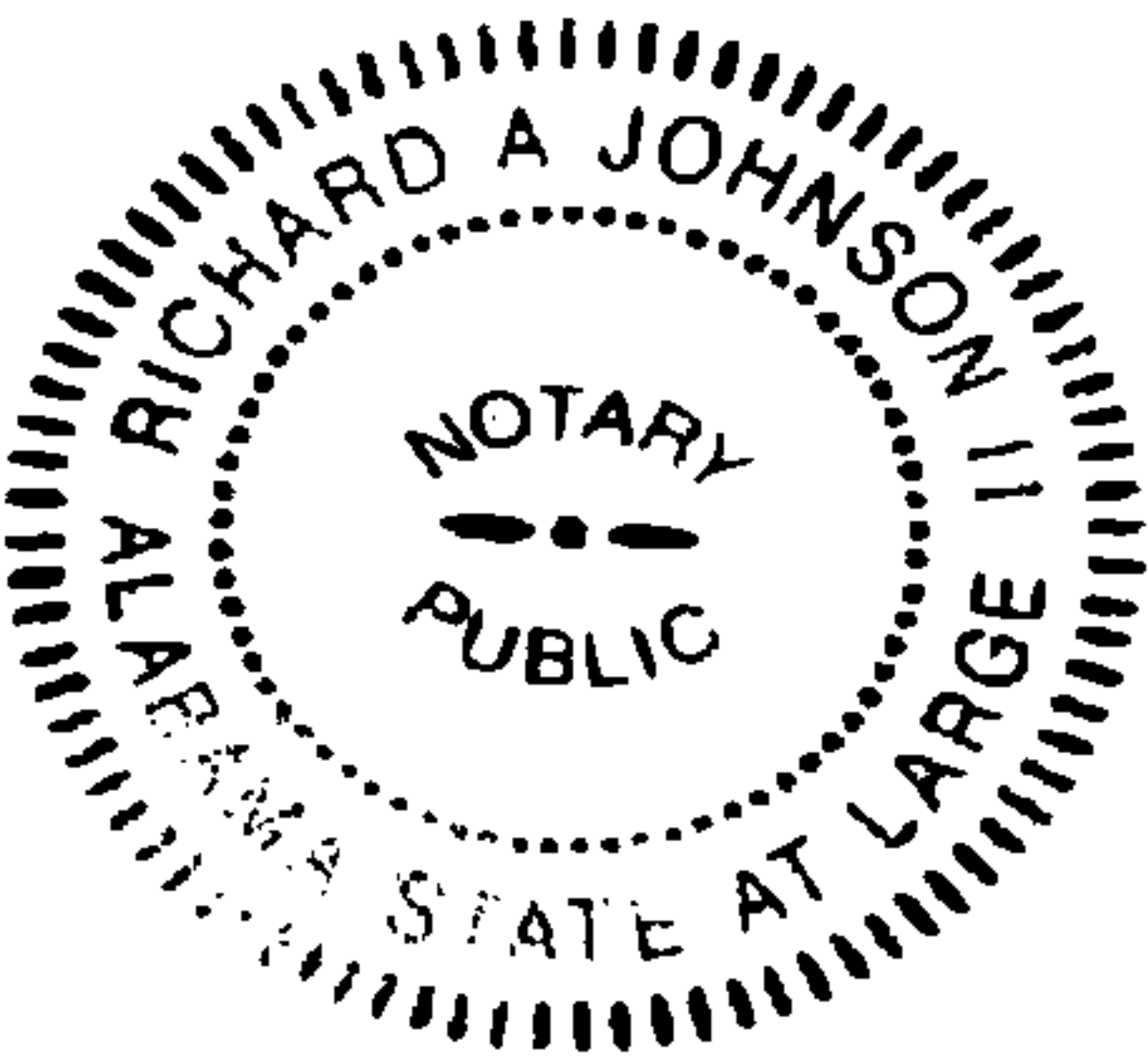
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ~~Authorized Representative~~ 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 17th day of May, 2023.

My Commission Expires: 8/10/26

[Signature]
Notary Public



Lots CA-12, CA-14, CA-15, and CA-17

According to the Final Plat of Abingdon by the River - Phase 1, as recorded in the Office of the Judge of Probate for Shelby County, Alabama in Map Book 52, Page 66

Lots CA-13A and CA-16A

According to the Final Plat of Abingdon by the River – Phase 1 Resurvey of Common Area CA-13 and Common Area CA-16, as recorded in the Office of the Judge of Probate for Shelby County, Alabama in Map Book 53, Page 100

Lots CA-18, CA-19, CA-20, and CA-21

According to the Final Plat of Abingdon by the River - Phase 2, as recorded in the Office of the Judge of Probate for Shelby County, Alabama in Map Book 53, Page 43.

Lots CA-7, CA-8, and CA-9

According to the Final Plat of Abingdon by the River - Phase 3, as recorded in the Office of the Judge of Probate for Shelby County, Alabama in Map Book 54, Page 38.

Lot CA-10A

According to the Final Plat of Abingdon by the River – Phase 3 Resurvey No. 1, as recorded in the Office of the Judge of Probate for Shelby County, Alabama in Map Book 54, Page 71.

Lots CA-11, CA-12, CA-13, CA-14, and CA-15

According to the Final Plat of Abingdon by the River - Phase 4, as recorded in the Office of the Judge of Probate for Shelby County, Alabama in Map Book 55, Pages 8A and 8B, and

According to the Final Plat of Abingdon by the River - Phase 4, as recorded in the Office of the Judge of Probate for Jefferson County, Alabama in Map Book 51, Page 65, pages 1/1and 1/2.

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Property Address

Flemming Partners, LLC
3545 Market Street
Hoover, AL 35226

Common Areas
Hoover, AL 35226

Grantee's Name
Mailing Address

Date of Sale
Total Purchase Price
Or
Actual Value
Or
Assessor's Market Value

Abingdon by the River Residential
Association, Inc.
C/O Selective Services Management,
LLC
211 Yeager Pkwy
Pelham, AL 35223

June 19, 2023
\$

\$ 47,500.00

\$

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: valuation

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

Unattested

Print

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one

Abingdon by the River Common Area Summation

1,340,498	Total Square Feet
45,241	Jefferson County Square Feet
3.37%	Percentage of Total in Jefferson County

\$47,500	Total Valuation
\$ 1,600.75	Jefferson County (3.37%)
\$45,899.25	Shelby County (96.63%)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/19/2023 03:20:50 PM
\$78.50 PAYGE
20230619000182660

Allen S. Bezel