

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

QUITCLAIM DEED

THIS QUITCLAIM DEED (this "Deed") is made and entered into as of the 14 day of July, 2023, by **RIVERWOODS PROPERTIES, LLC**, an Alabama limited liability company ("Grantor"), in favor of **RIVERWOODS ASSOCIATION, INC.**, an Alabama nonprofit corporation ("Grantee").

RECITALS:

Grantor is the "Developer", as defined in the Amended and Restated Declaration of Covenants, Conditions and Restrictions dated February 12, 2002, and recorded as Instrument No. 20070917000435160 in the Office of the Judge of Probate of Shelby County, Alabama, as amended from time to time. *Capitalized terms not otherwise expressly defined herein shall have the same meanings given to them in the Declaration.*

Grantee is the "Association", as defined in the Declaration.

Pursuant to Section 3.04(b) of the Declaration, Grantor desires to transfer to the Association the hereinafter described Property as part of the Common Areas under the Declaration.

NOW, THEREFORE, 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 situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference and which real property is more particularly shown in Exhibit B attached hereto and incorporated herein by reference, together with all improvements thereto (collectively, the "Property").

TO HAVE AND TO HOLD to Grantee, its successors and assigns, forever, subject to the following terms and conditions:

1. All of the Property constitutes Common Areas, as currently defined in the Declaration, and, regardless of whether the current definition of Common Areas is subsequently amended or modified, the Property may not be used or developed for any other purpose or use other than as Common Areas, as such term is presently defined in the Declaration.

2. 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 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.

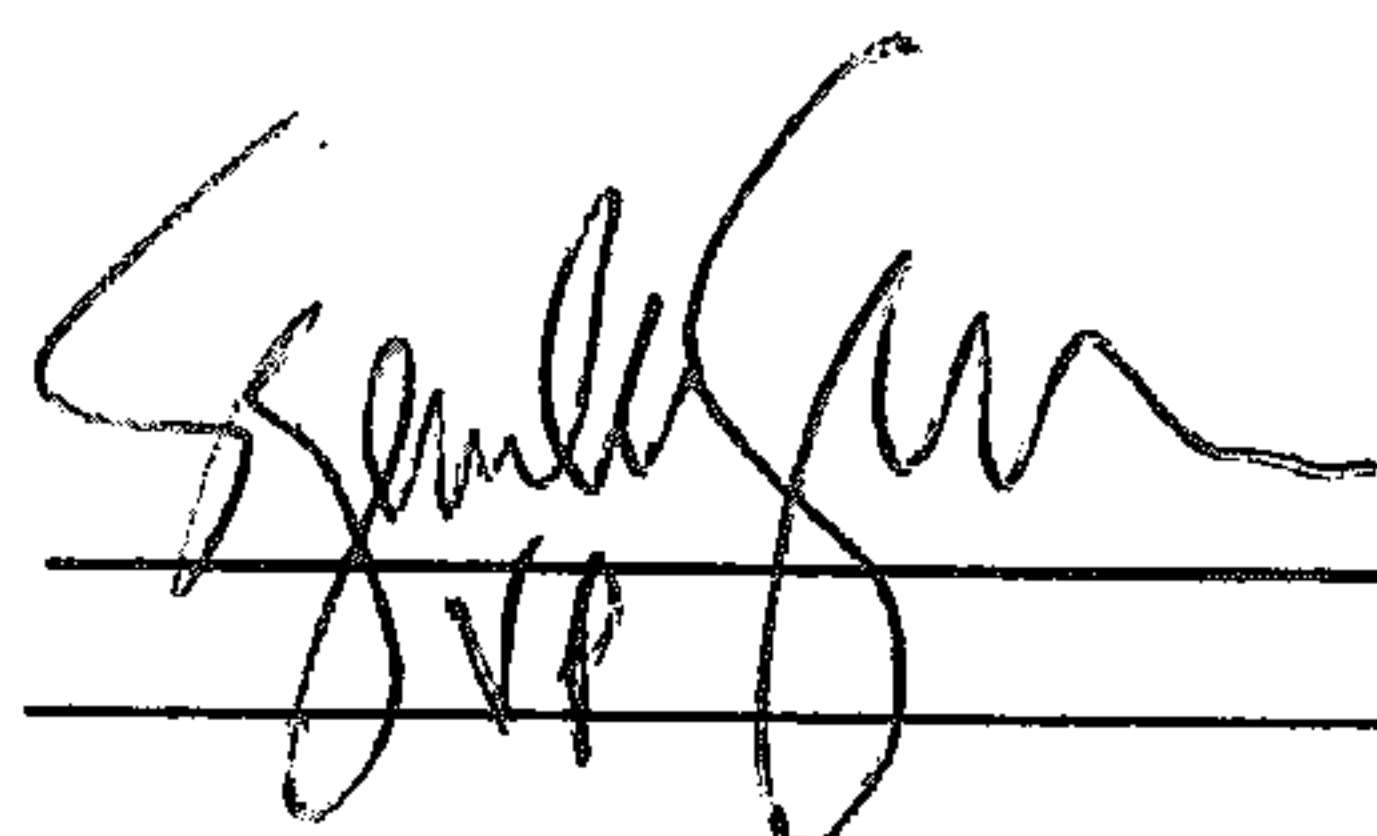
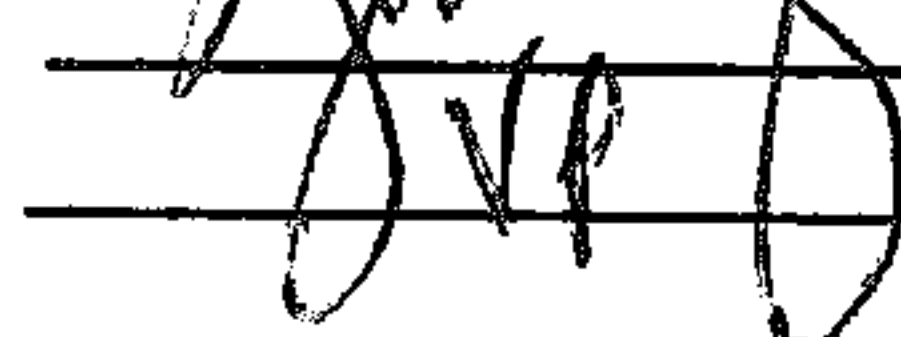
3. This Deed may not be modified or amended except by a written instrument executed by both Grantor and Grantee.

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

GRANTOR:

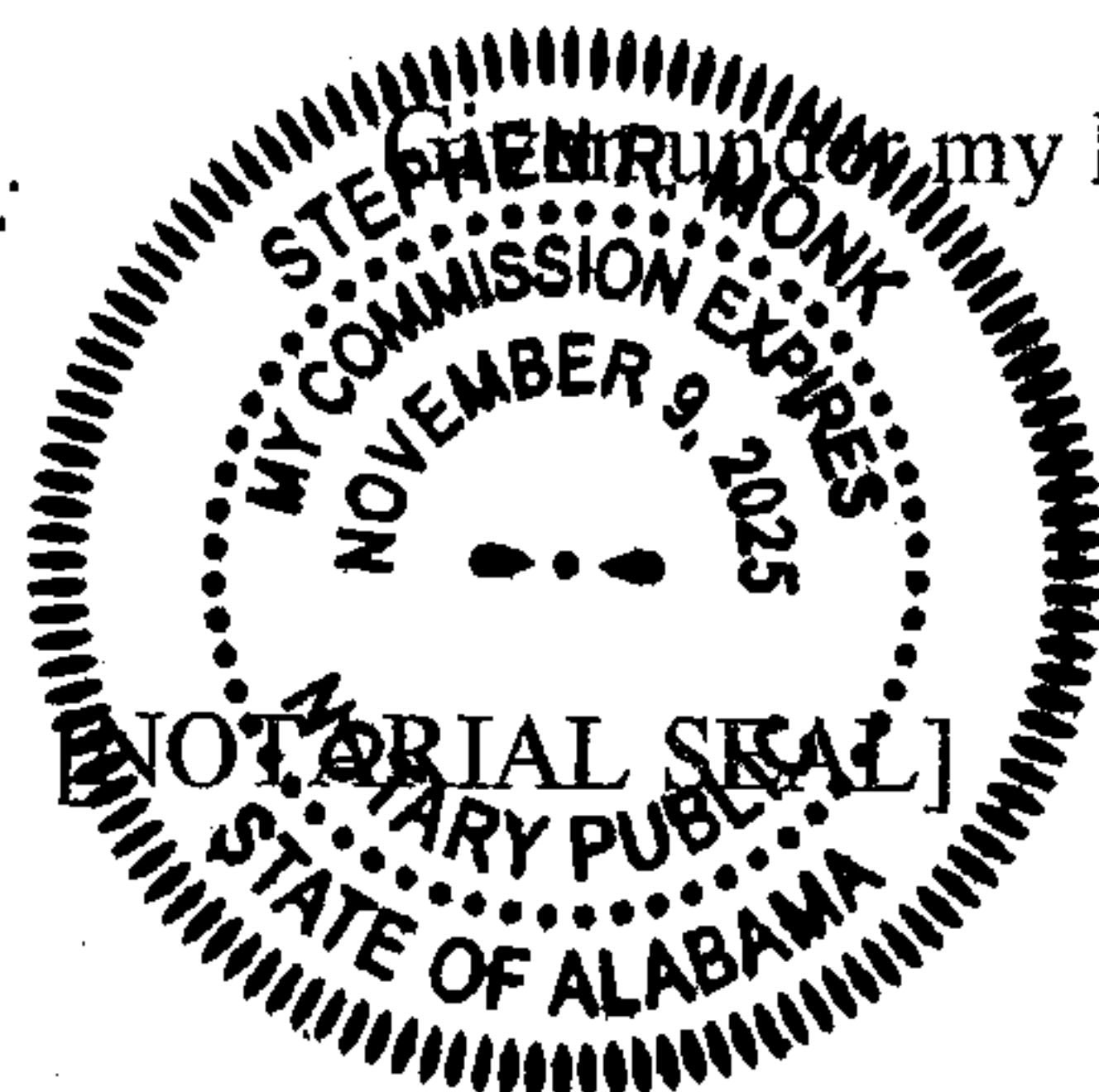
RIVERWOODS PROPERTIES, LLC, an Alabama limited liability company

By: P.Z., INC. an Alabama corporation,
Its Managing Member

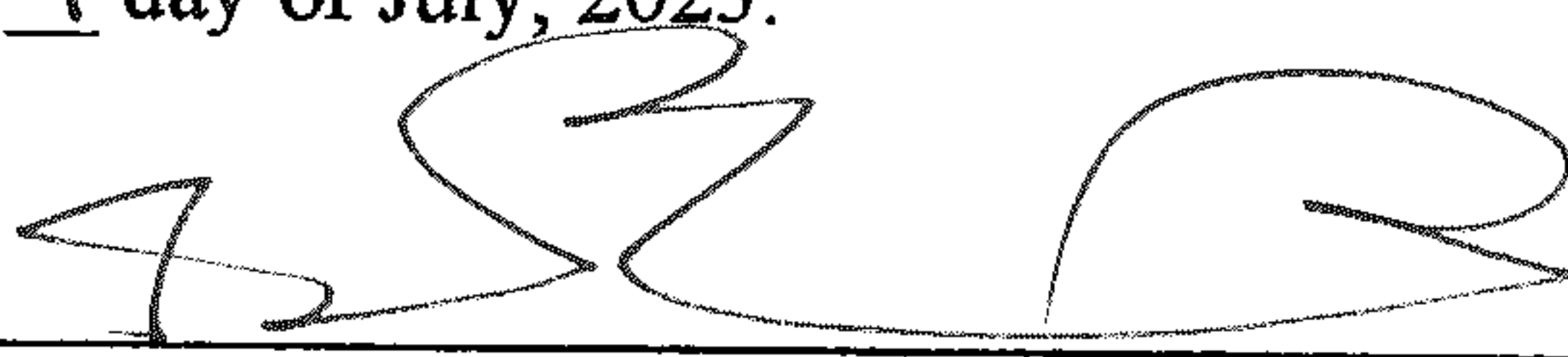
By: 
Its: 

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Kendall C. Zettler, whose name as VICE PRESIDENT 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.



Witnessed by my hand and official seal, this the 14 day of July, 2023.


Notary Public
My Commission Expires: 11/9/2025

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

EXHIBIT A**Legal Description**

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 17, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 5/8" rebar capped WSE at the SE corner of Lot 29A of Cahaba Falls Phase 4A as recorded in Map Book 29, Page 76 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 0°09'24" E along the east line of said Lot 29A, Lot 28A, and 27B for a distance of 350.94 feet to a point; thence S 89°50'36" E leaving said east line a distance of 501.92 feet to a point on the southwest back of curb of the median inside of Riverwoods Parkway right-of-way, said point also being the POINT OF BEGINNING; thence N 51°20'04" E leaving said back of curb to the northeast back of curb of said median; thence S 37°54'44" E along said back of curb a distance of 38.30 feet to a point of curve to the right having a central angle of 179°23'21" and a radius of 10.38 feet, said curve subtended by a chord bearing S 51°46'57" W and a chord distance of 20.76 feet; thence along the arc of said curve and along said back of curb a distance of 32.50 feet to a point on the southwest back of curb of said median; thence N 38°31'22" W along said back of curb a distance of 38.13 feet to the POINT OF BEGINNING. Said parcel of land contains 969 square feet, more or less.

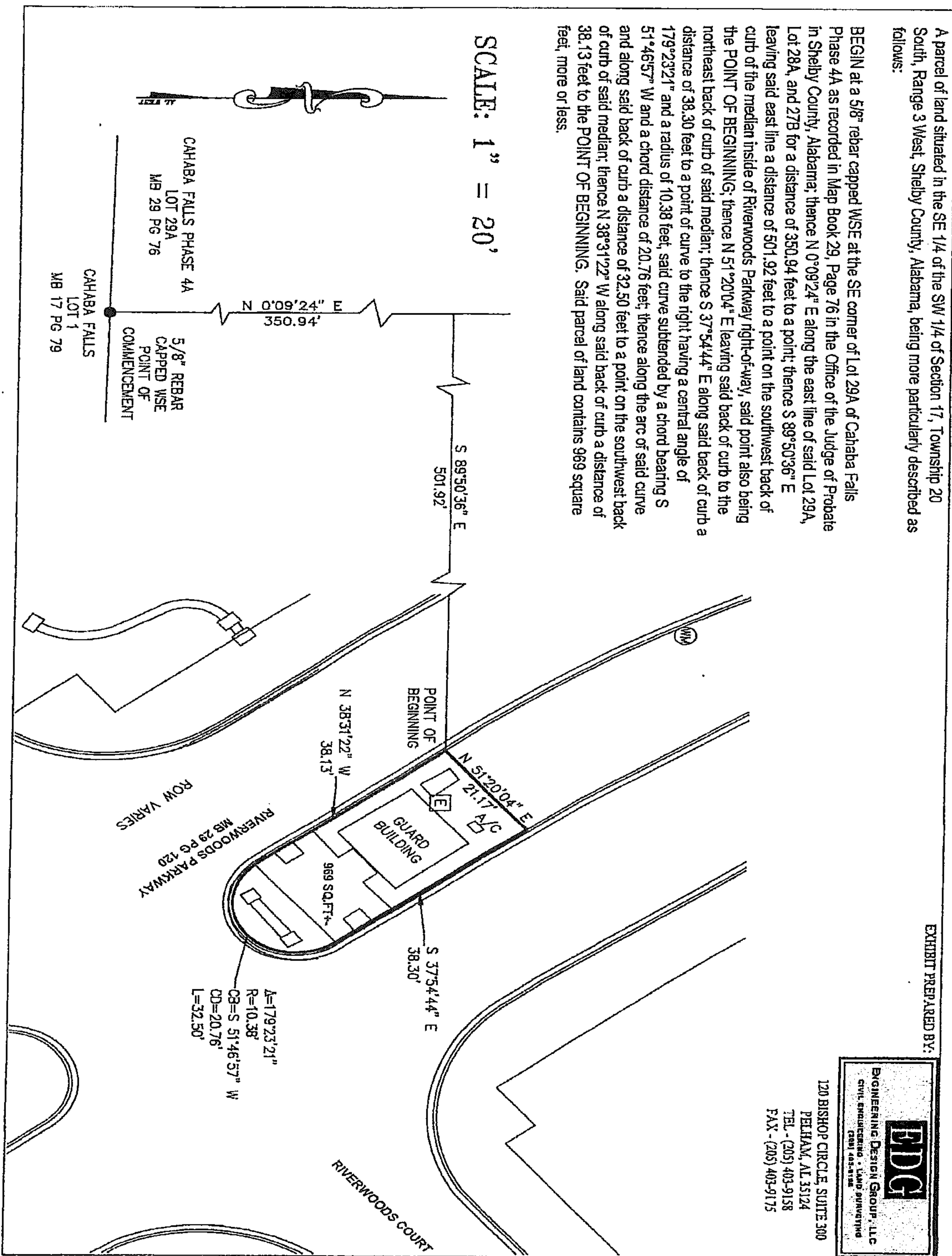
EXHIBIT B

Depiction of Property

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 17, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 5/8" rebar capped WSE at the SE corner of Lot 29A of Cahaba Falls Phase 4A as recorded in Map Book 29, Page 76 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 0°09'24" E along the east line of said Lot 29A, Lot 28A, and 27B for a distance of 350.94 feet to a point; thence S 89°50'36" E leaving said east line a distance of 501.92 feet to a point on the southwest back of curb of the median inside of Riverwoods Parkway right-of-way, said point also being the POINT OF BEGINNING; thence N 51°20'04" E leaving said back of curb to the northeast back of curb of said median; thence S 37°54'44" E along said back of curb a distance of 38.30 feet to a point of curve to the right having a central angle of 179°23'21" and a radius of 10.38 feet, said curve subtended by a chord bearing S 51°46'57" W and a chord distance of 20.76 feet; thence along the arc of said curve and along said back of curb a distance of 32.50 feet to a point on the southwest back of curb of said median; thence N 38°31'22" W along said back of curb a distance of 38.13 feet to the POINT OF BEGINNING. Said parcel of land contains 969 square feet, more or less.

SCALE: 1" = 20'



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 Properties, LLC

Grantee's Name:
Riverwoods Association, Inc.

Mailing Address:
1222 Eagle Park Road
Birmingham, Alabama 35242

Mailing Address:
1222 Eagle Park Road
Birmingham, Alabama 35242

Property:
Common Areas situated in the SE ¼
of the SW ¼ of Section 17, Township
20 South, Range 3 West, Shelby
County, Alabama (see Quitclaim
Deed)

Date of Sale: July 14, 2023

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

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: July 14, 2023

Print: Riverwoods Properties, LLC

By: PZ, Inc.

9 Unattested

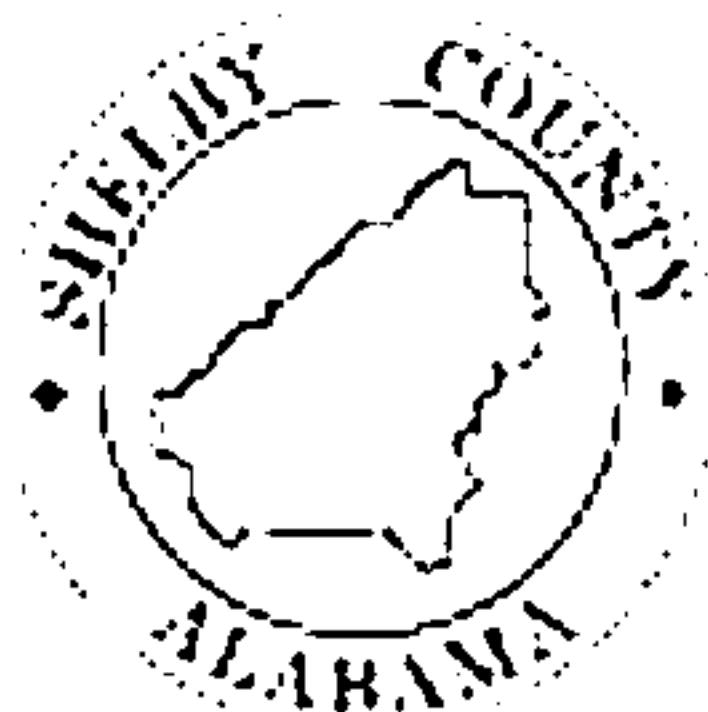
Signed By: _____

Kendall Zettler, Its Vice President

(Grantor/Grantee/Owner/Agent) circle one

(verified by) _____

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/20/2023 01:35:20 PM
\$34.50 BRITTANI
20230720000217580

Allen S. Bayl