

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Abingdon by the River Residential
Association, Inc.
211 Yeager Pkwy., Suite B
Pelham, AL 35124

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 non-profit corporation (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

See EXHIBIT “A”

SUBJECT TO: (1) Ad valorem taxes; (2) All easements, restrictions, reservations and mortgages of record.

The conveyance of the parcels as described herein was overlooked during the winding down of the Grantor. The Sole and Managing Member of the Grantor is signed hereto with full authority to execute and deliver this Quitclaim Deed.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1.

Grantor’s Name and Mailing Address:	Grantee’s Name and Mailing Address:
Flemming Partners, LLC	Abingdon by the River Residential Association, Inc.
3545 Market Street Hoover, AL 35226	211 Yeager Pkwy., Suite B Pelham, AL 35124
Property Address:	
Common Area Lots Subdivision of Abingdon by the River	
Date of Sale: April 3, 2025	
Total Purchase Price: \$10,000.00	
The Purchase Price can be verified in:	<div><input type="checkbox"/> Closing Statement</div> <div><input type="checkbox"/> Sales Contract</div> <div><input type="checkbox"/> Appraisal</div> <div><input type="checkbox"/> Bill of Sale</div> <div><input type="checkbox"/> Property Tax Bill or Assessment</div> <div><input checked="" type="checkbox"/> Fair Market Value</div>

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

(Signature on following page)

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, who is authorized to execute this conveyance, hereto set its signature and seal, this the 3rd day of April, 2025.

GRANTOR:

FLEMMING PARTNERS, LLC,
an Alabama limited liability company

By: SB HOLDING CORP., an Alabama
corporation, Its Managing Member

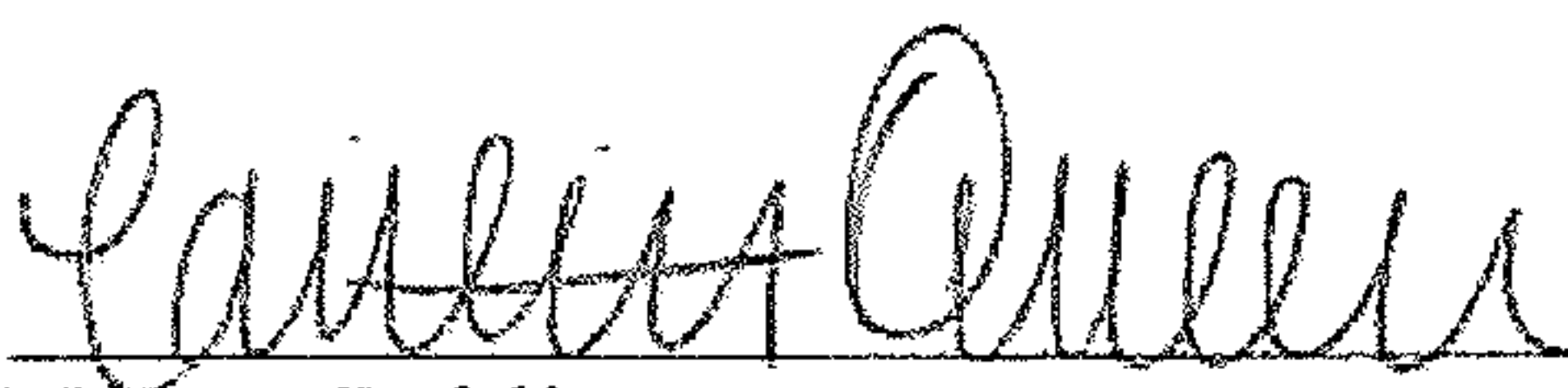
By: 
Name: J. Daryl Spears
Its: President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Daryl Spears, whose name as President of SB HOLDING CORP., an Alabama corporation, as Managing Member 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 officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 3 day of April, 2025.

My Commission Expires: 11/30/2026


Notary Public

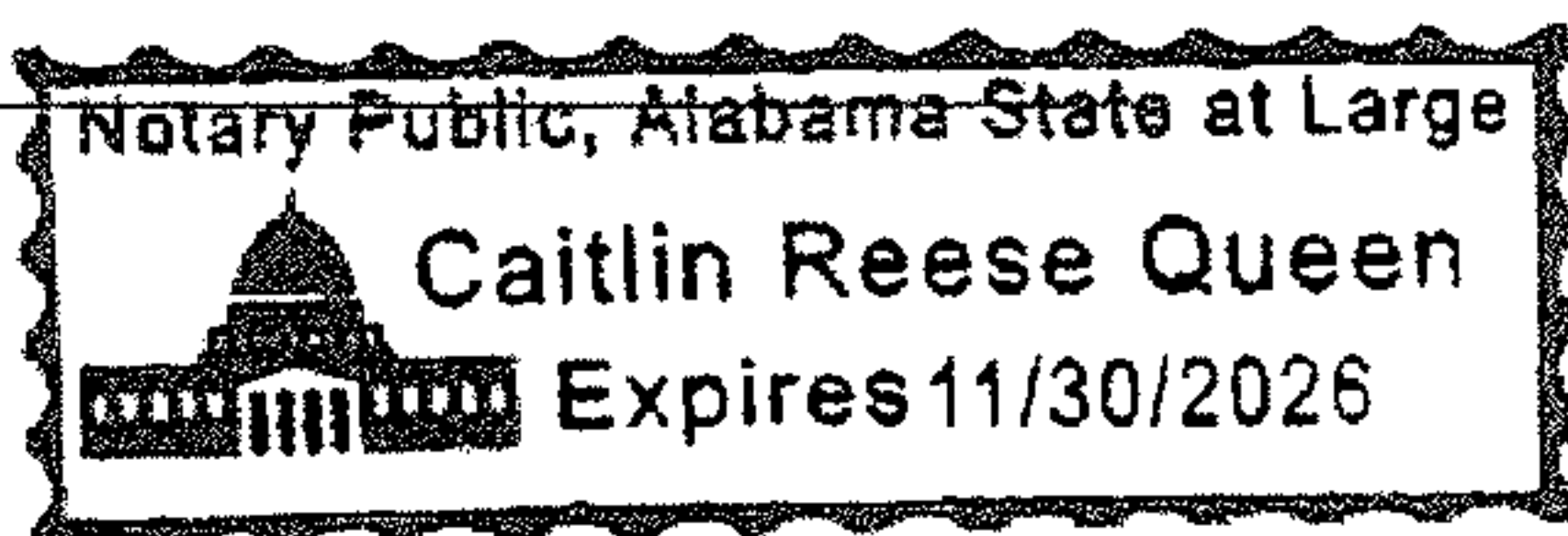


EXHIBIT "A"

Those certain common areas described as Lots CA-12, CA-14, CA-15, CA-16 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.

Those certain common areas described as 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.

Those certain common areas described as 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.

Those certain common areas described as 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.

Those certain common areas described as 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.

Those certain common areas described as 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 1/1 and 1/2.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/03/2025 02:28:33 PM
\$38.00 JOANN
20250403000100640

Allie S. Bayl