

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF SURVEY, LEGAL DESCRIPTION, OR  
TITLE EXAMINATION**

**THIS DOCUMENT PREPARED BY:**

Chesley P. Payne  
Massey, Stotser & Nichols, PC  
1780 Gadsden Highway  
Birmingham, AL 35235

**SEND TAX NOTICES TO:**

Riverwoods Association, Inc.  
McKay Management Corporation  
5 Riverchase Ridge, Suite 200  
Birmingham, AL 35244

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

**QUIT CLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the of which is hereby acknowledged, **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation, (hereinafter referred to as GRANTOR, whether one or more) does by these remise, release, quit claim, and convey unto **RIVERWOODS ASSOCIATION, INC.**, an Alabama corporation (herein referred to as GRANTEE, whether one or more) that certain real estate, situated in Shelby County, Alabama, and more particularly described as:

**SEE ATTACHED EXHIBIT "A"**

**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.

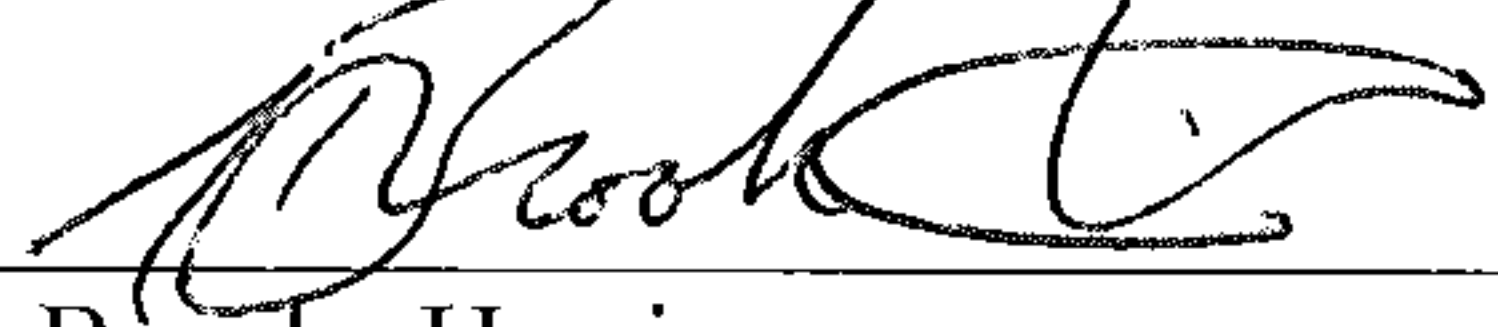
**TO HAVE AND TO HOLD**, unto the said GRANTEE, its successors and assigns forever.

*-The Remainder of This Page is Intentionally Left Blank-*

IN WITNESS WHEREOF, the GRANTOR has signed and sealed this Deed on this the 28 day  
of August, 2025.

**GRANTOR:**

Clayton Properties Group, Inc., a Tennessee corporation

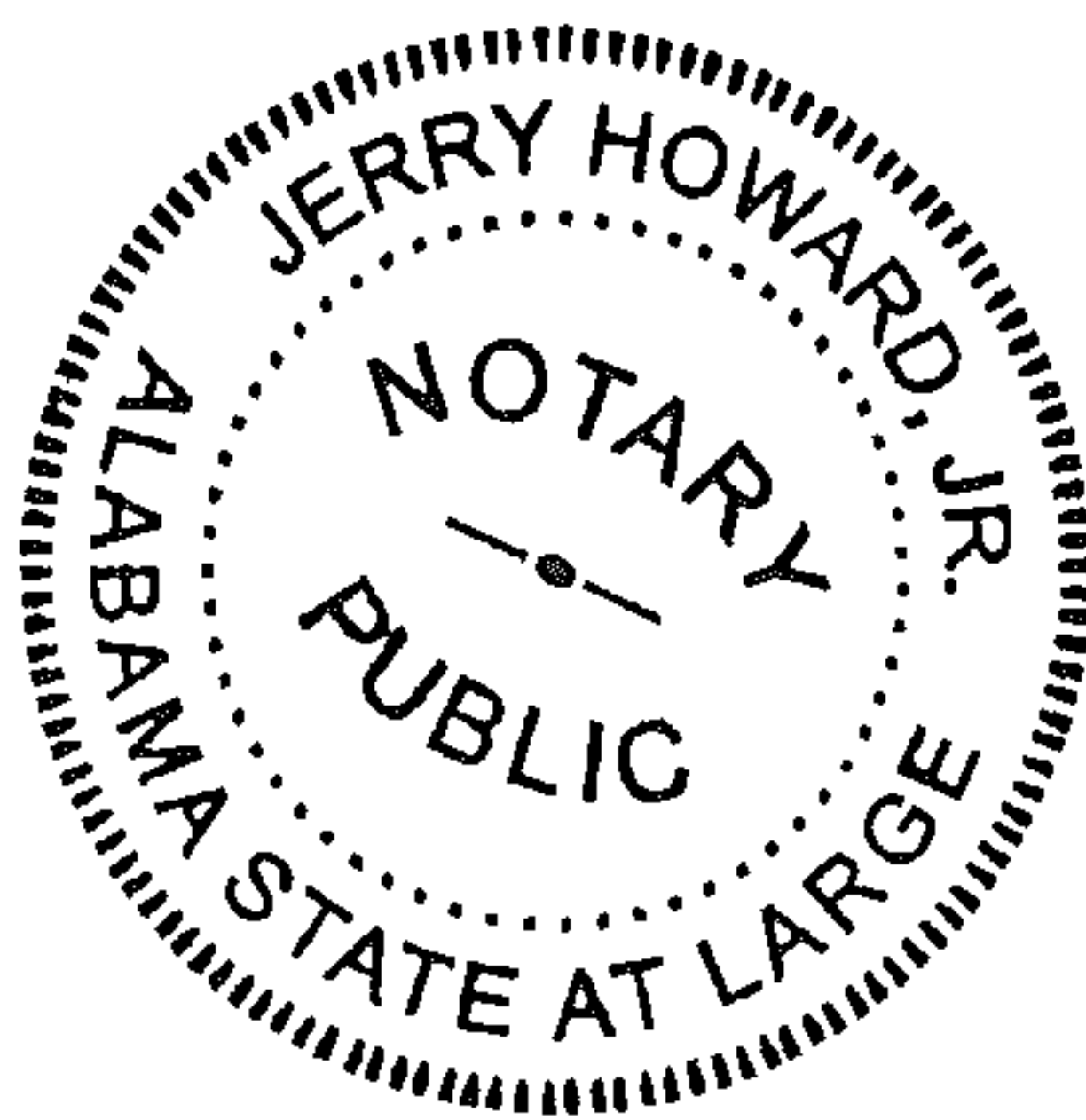
  
By: Brooks Harris  
Its: Vice President

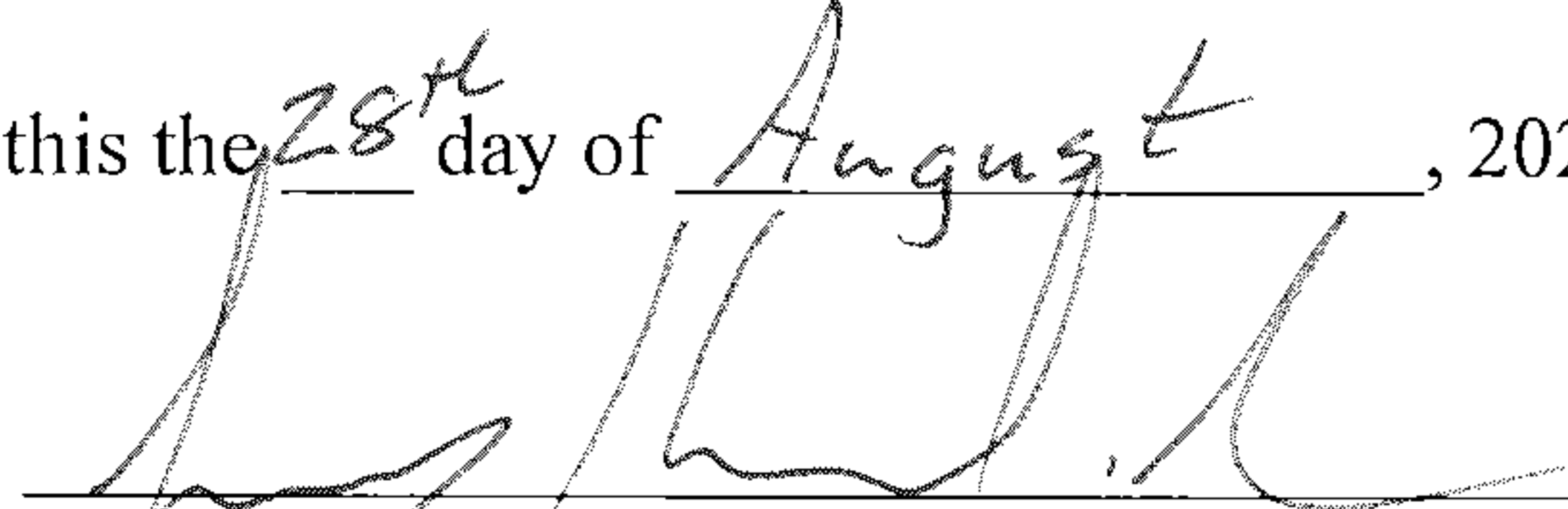
**VERIFICATION/ACKNOWLEDGEMENT**

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Jerry Howard, Director of Land Development of Clayton Properties Group, Inc., a Tennessee corporation, 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 this conveyance he executed the same voluntarily and as his own act.

Given under my hand and seal of office this the 28<sup>th</sup> day of August, 2025.



  
Notary Public:  
My Commission Expires: Aug. 23, 2027

## Exhibit "A"

### Parcel I

Common Area, according to the final plat of Riverwoods Sector 11, recorded as Instrument Number 20190204000036420 in Map Book 50, Page 57 in the Office of the Judge of Probate of Shelby County, Alabama.

### Parcel II

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

BEGIN at a 1/2" rebar capped EDG at the southern most corner of Lot 1055 of Riverwoods Sector 10 as recorded in Map Book 51 Page 32 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 52°03'58" W along the southwesterly line of Lot 1055, Common Area 2, Lot 1050, and Lot 1049 a distance of 671.56 feet to a 1/2" rebar at the western most corner of Lot 1049 and the southerly line of a 100 foot tree conservation buffer as shown on Riverwoods 4<sup>th</sup> Sector Phase 1 as recorded in Map Book 30 Page 81; thence S 48°13'05" W leaving said Riverwoods Sector 10 and along the southerly line of said 100 foot tree conservation buffer a distance of 57.56 feet to a 1/2" rebar capped EDG on the northeasterly line of Lot 408 of said Riverwoods 4<sup>th</sup> Sector; thence S 52°24'21" E along said Lot 408 and a 100' tree conservation buffer a distance of 310.55 feet to a 5/8" rebar capped WSE; thence S 37°35'52" W along the southeasterly line of said tree conservation buffer a distance of 15.21 feet to a 5/8" rebar capped WSE at the northern most corner of Lot 2 of Riverwoods Commercial as recorded in Map Book 38 Page 131; thence S 52°03'58" E along the northeasterly line of said Lot 2 a distance of 366.89 feet to a 1/2" rebar capped EDG on the northwesterly right of way of Riverwoods Court; thence N 41°27'16" E along said right of way a distance of 70.13 feet to the POINT OF BEGINNING. Said parcel of land contains 0.98 acres, more or less.

### Parcel III

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

BEGIN at a 1/2" rebar capped EDG at the intersection of the southwest line of Common Area 3 of Riverwoods Sector 10 as recorded in Map Book 51 Page 32 in the Office of the Judge of Probate in Shelby County, Alabama and the southeasterly right of way of Riverwoods Court; thence S 52°03'59" E along the southwest line of said Common Area 3 a distance of 186.89 feet to a 1/2" rebar capped EDG on the northwesterly right of way of Shelby County Highway 52; thence S 40°18'28" W leaving said Common Area 3 and along said right of way a distance of 5.58 feet to a 1/2" rebar capped EDG at the point of non-tangent curve to the right having a central angle of 03°20'40" and a radius of 1106.09 feet, said curve subtended by a chord bearing S 41°29'42" W and a chord distance of 64.55 feet; thence along the arc of said curve and along said right of way a distance of 64.56 feet to a 5/8" rebar capped WSE at the easterly most corner of Lot 1 of Riverwoods Commercial as recorded in Map Book 38 Page 131; thence N 52°03'58" W leaving said right of way and along the northeasterly line of said Lot 1 a distance of 186.29 feet to a 1/2" rebar capped EDG at the northern most corner of said Lot 1 and the southeasterly right of way of Riverwoods Court; thence N 40°54'53" E leaving said Lot 1 and along said right of way a distance of 70.09 feet to the POINT OF BEGINNING. Said parcel of land contains 0.30 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 Clayton Properties Group, Inc.Grantee's Name Riverwoods Association, Inc.  
c/o McKay Management Corporation  
Mailing Address 5 Riverchase Ridge, Suite 200  
Birmingham, AL 35244Mailing Address 3111 Timberlake Drive  
Birmingham, AL 35243Date of Sale August 28, 2025

Property Address: See description on deed.

Total Purchase Price \_\_\_\_\_

Or

Actual Value \$ \_\_\_\_\_

Or

Assessor's Market Value \$ 1,000.00

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  
XX \_\_\_\_\_ Other: 2025 Tax Collector's Appraisal

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.

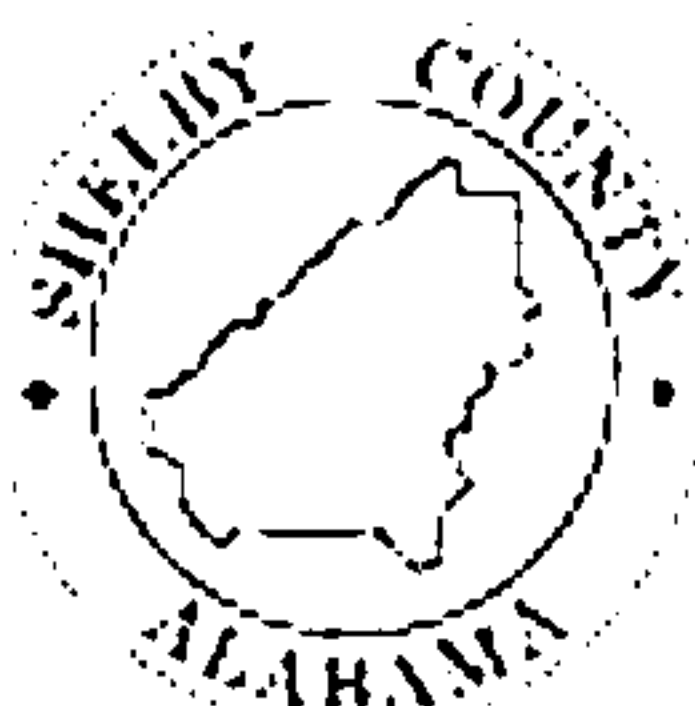
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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).

Name: Clayton Properties Group, Inc.Date: 2nd day of August, 2025

Massey, Stotser &amp; Nichols, PC

By: /s/ Donna Wilhite  
Donna Wilhite, Agent\_\_\_\_\_  
(Verified)

**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/02/2025 09:57:54 AM**  
**\$32.00 BRITTANI**  
**20250902000268290**

**Form RT-1***Allen S. Bayl*