

Send Tax Notice to:  
HDP THE FALLS LLC  
1316 Sherman Avenue  
Evanston, IL 60201

**\*THIS INSTRUMENT PREPARED  
WITHOUT THE BENEFIT OR OPINION OF  
TITLE. PREPARER MAKES NO  
WARRANTIES AS TO THE ACCURACY  
OF THE CONTENTS WITHIN THIS  
INSTRUMENT\***

This Instrument Prepared By:  
**Cassy Dailey**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

STATE OF ALABAMA  
COUNTY OF SHELBY

Actual Value: \$ 8,500.00

### QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable consideration, in hand paid to the undersigned **Newcastle Development, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor,"** whether one or more), whose mailing address is

121 Bishop Circle, Pelham, AL 35124

by **HDP THE FALLS LLC, (herein referred to as "Grantee,"** whether one or more), whose mailing address is

1316 Sherman Avenue, Evanston, IL 60201

the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby remise, release, and quitclaim unto Grantee all right, title, and interest that Grantor has to the following described real property, which has a mailing address of **Common Area Phase 1A and 1B, Mt. Laurel, AL 35242,** and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

IN WITNESS WHEREOF, I(We) have hereunto set my(our) hand(s) and seal(s) this 4<sup>th</sup> day of February, 2026

Newcastle Development, LLC, an Alabama Limited Liability Company

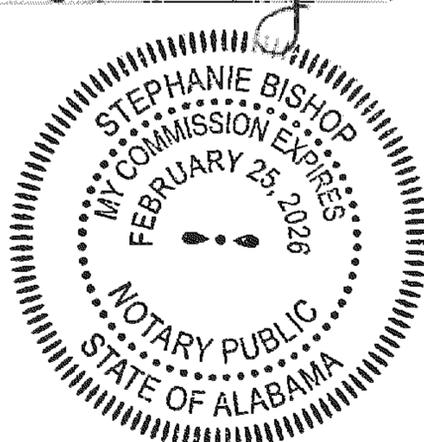
By: [Signature]  
Donald Marvin Woodruff, III  
Its: Authorized Agent

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Stephanie Bishop a Notary Public, in and for said County in said State, hereby certify that Donald Marvin Woodruff, III, Authorized Agent of Newcastle Development, LLC whose name as Authorized Agent of Newcastle Development, 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 the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 4<sup>th</sup> day of February, 2026.

[Signature]  
Notary Public  
My Commission Expires: 2/25/26



Quitclaim Deed (AL)

**EXHIBIT A****Legal Description of Common Area 2, The Falls on Forty-One Phase 1A**

A parcel of land situated in the Southeast Quarter of the Southeast Quarter of Section 9 and the Southwest Quarter of the Southwest Quarter of Section 10, all in Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama and being more particularly described as follows:

BEGIN at the Northwest corner of Southwest Quarter of the Southwest Quarter Section 10, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama; thence run North 89 degrees 38 minutes 38 seconds East along said the North line of said Quarter-Quarter Section for a distance of 276.78 feet; thence leaving said North line run South 00 degrees 22 minutes 40 seconds East for a distance of 62.12 feet; thence run North 73 degrees 05 minutes 42 seconds West for a distance of 90.46 feet; thence run South 84 degrees 39 minutes 45 seconds West for a distance of 91.33 feet; thence run South 49 degrees 11 minutes 09 seconds West for a distance of 89.88 feet; thence run South 38 degrees 25 minutes 20 seconds West for a distance of 187.56 feet; thence run South 50 degrees 41 minutes 04 seconds West for a distance of 200.69 feet; thence run South 39 degrees 18 minutes 56 seconds East for a distance of 125.00 feet; thence South 50 degrees 41 minutes 04 seconds West for a distance of 78.73 feet to a curve to the right having a central angle of 92 degrees 01 minutes 03 seconds, a radius of 25.00 feet, and a chord bearing North 83 degrees 18 minutes 25 seconds West for a distance of 35.97 feet; thence run Southwest to Northwest along the arc of said curve for a distance of 40.15 feet; Thence run North 37 degrees 17 minutes 52 seconds West for a distance of 80.36 feet to a curve to the left having a central angle of 21 degrees 09 minutes 16 seconds, a radius of 455.00 feet, and a chord bearing North 47 degrees 52 minutes 30 seconds West for a distance of 167.04 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 167.99 feet; thence run North 58 degrees 27 minutes 08 seconds West for a distance of 177.47 feet to the Southeasterly right-of-way line of Dunnavant Valley Road (Also known as Shelby County Highway No. 41); thence run North 31 degrees 20 minutes 23 seconds East along said Southeasterly right-of-way line for a distance of 334.41 feet; thence leaving said Southeasterly right-of-way line run North 86 degrees 12 minutes 37 seconds East for a distance of 113.87 feet; thence run South 47 degrees 32 minutes 00 seconds West for a distance of 315.65 feet; thence South 42 degrees 30 minutes 11 seconds East for a distance of 327.46 feet; thence run North 47 degrees 32 minutes 12 seconds East for a distance of 290.36 feet; thence run North 21 degrees 05 minutes 04 seconds West for a distance of 219.34 feet to the North line of the Southeast Quarter of the Southeast Quarter of Section 9; thence run North 89 degrees 35 minutes 39 seconds East for a distance of 164.98 feet to the Point of Beginning.

Containing 2.17 acres more or less.

**Legal Description of Common Area 2A, The Falls on Forty-One Phase 1B**

A parcel of land situated in the Southwest Quarter of Section 10, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama and being more particularly described as follows:

COMMENCE at the Northwest corner of Southwest Quarter of the Southwest Quarter Section 10, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama; thence run North 89 degrees 38 minutes 38 seconds East along said the North line of said Quarter-Quarter Section for a distance of 276.78 feet to the POINT OF BEGINNING; thence continue North 89 degrees 38 minutes 38 seconds East along said North line for a distance of 1045.40 feet to the locally accepted Northeast corner of said Quarter-Quarter Section; thence run South 57 degrees 29 minutes 39 seconds East for a distance of 208.35 feet; thence run South 32 degrees 36 minutes 54 seconds West for a distance of 594.50 feet; thence run North 58 degrees 29 minutes 14 seconds West for a distance of 225.10 feet; thence run North 12 degrees 57 minutes 46 seconds West for a distance of 74.40 feet; thence run North 35 degrees 32 minutes 18 seconds East for a distance of 160.06 feet; thence run North 21 degrees 45 minutes 29 seconds West for a distance of 196.70 feet ; thence run North 79 degrees 04 minutes 10 seconds West for a distance of 147.32 feet; thence run South 69 degrees 14 minutes 07 seconds West for a distance of 132.11 feet; thence run South 49 degrees 53 minutes 06 seconds West for a distance of 153.21 feet; thence run South 46 degrees 15 minutes 32 seconds West for a distance of 105.36 feet; thence run South 23 degrees 25 minutes 18 seconds West for a distance of 340.85 feet; thence run South 36 degrees 46 minutes 29 seconds West for a distance of 112.38 feet; thence run South 61 degrees 49 minutes 09 seconds West for a distance of 160.00 feet; thence run North 28 degrees 10 minutes 51 seconds West for a distance of 75.38 feet; thence run North 31 degrees 30 minutes 32 seconds West for a distance of 181.79; thence run North 43 degrees 24 minutes 18 seconds East for a distance of 88.57 feet; thence run North 42 degrees 44 minutes 47 seconds East for a distance of 98.77 feet; thence run North 55 degrees 08 minutes 34 seconds East for a distance of 42.52 feet; thence run North 73 degrees 40 minutes 42 seconds East for a distance of 71.80 feet; thence run North 34 degrees 19 minutes 41 seconds East for a distance of 76.75 feet; thence run North 19 degrees 07 minutes 20 seconds East for a distance of 90.46 feet; thence run North 15 degrees 47 minutes 57 seconds West for a distance of 90.46 feet; thence run North 38 degrees 10 minutes 25 seconds West for a distance of 90.46 feet; thence run North 00 degrees 22 minutes 40 seconds West for a distance of 62.12 feet to the aforementioned North line and to the POINT OF BEGINNING.

Containing 10.27 acres or less.

**Legal Description of Common Area 3, The Falls on Forty-One Phase 1B**

A parcel of land situated in the Southwest Quarter of the Southwest Quarter of Section 10, the Northwest Quarter of the Northwest Quarter of Section 15, and the Northeast Quarter of the Northeast Quarter of Section 16, all in Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama and being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest Quarter of the Southwest Quarter Section 10, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama; thence run North 89 degrees 38 minutes 38 seconds East along the North line of said Quarter-Quarter Section for a distance of 1322.18 feet to the locally accepted Northeast corner of said Quarter-Quarter Section; thence run South 57 degrees 29 minutes 39 seconds East for a distance of 208.35 feet; thence run South 32 degrees 36 minutes 54 seconds West for a distance of 594.50 feet; thence run North 58 degrees 29 minutes 14 seconds West for a distance of 225.10 feet to the POINT OF BEGINNING; thence run South 35 degrees 05 minutes 38 seconds West for a distance of 2138.28 feet; thence run North 56 degrees 44 minutes 06 seconds West for a distance of 58.67 feet; thence run North 11 degrees 27 minutes 18 seconds East for a distance of 93.96 feet; thence run North 00 degrees 44 minutes 20 seconds East for a distance of 93.99 feet; thence run North 45 degrees 50 minutes 45 seconds West for a distance of 93.96 feet; thence run North 51 degrees 12 minutes 16 seconds West for a distance of 70.87 feet; thence run North 23 degrees 55 minutes 06 seconds West for a distance of 71.38 feet; thence run South 85 degrees 54

minutes 48 seconds West for a distance of 120.67 feet to a curve to the right having a central angle of 06 degrees 21 minutes 17 seconds, a radius of 315.19 feet, and a chord bearing North 00 degrees 54 minutes 33 seconds West for a distance of 34.94 feet; thence run in a Northerly direction along the arc of said curve for a distance of 34.96 feet; thence run North 02 degrees 16 minutes 05 seconds East for a distance of 6.90 feet to a curve to the right having a central angle of 81 degrees 05 minutes 14 seconds, a radius of 25.00 feet, and a chord bearing North 42 degrees 48 minutes 42 seconds East for a distance of 32.50 feet; thence run in a Northeasterly direction along the arc of said curve for a distance of 35.38 feet to a curve to the left having a central angle of 18 degrees 34 minutes 19 seconds, a radius of 330.00 feet, and a chord bearing North 74 degrees 04 minutes 10 seconds East for a distance of 106.50 feet; thence run in a Northeasterly direction along the arc of said curve for a distance of 106.97 feet; thence run South 21 degrees 44 minutes 31 seconds East for a distance of 125.00 feet; thence run North 68 degrees 26 minutes 20 seconds East for a distance of 52.88 feet; thence run North 50 degrees 23 minutes 32 seconds East for a distance of 125.47 feet; thence run North 36 degrees 30 minutes 42 seconds East for a distance of 135.39 feet; thence run North 39 degrees 41 minutes 30 seconds East for a distance of 70.26 feet; thence run North 48 degrees 05 minutes 02 seconds East for a distance of 76.70 feet; thence run North 48 degrees 25 minutes 17 seconds East for a distance of 66.18 feet; thence run North 42 degrees 58 minutes 04 seconds East for a distance of 77.94 feet; thence run North 31 degrees 56 minutes 36 seconds East for a distance of 104.37 feet; thence run North 20 degrees 55 minutes 08 seconds East for a distance of 93.07 feet; thence run North 12 degrees 16 minutes 19 seconds East for a distance of 138.14 feet; thence run North 52 degrees 21 minutes 00 seconds East for a distance of 112.33 feet; thence run North 61 degrees 49 minutes 09 seconds East for a distance of 160.00 feet; thence run North 28 degrees 10 minutes 51 seconds West for a distance of 125.00 feet; thence run North 61 degrees 49 minutes 09 seconds East for a distance of 46.95 feet; thence run South 28 degrees 10 minutes 51 seconds East for a distance of 125.00 feet; thence run North 61 degrees 49 minutes 09 seconds East for a distance of 62.25 feet; thence run North 52 degrees 55 minutes 59 seconds East for a distance of 85.79 feet; thence run North 39 degrees 02 minutes 35 seconds East for a distance of 111.37 feet; thence run North 23 degrees 25 minutes 16 seconds East for a distance of 289.02 feet; thence run North 40 degrees 36 minutes 06 seconds East for a distance of 124.44 feet; thence run North 73 degrees 23 minutes 44 seconds East for a distance of 30.00 feet; thence run North 10 degrees 30 minutes 10 seconds East for a distance of 107.40 feet; then run North 02 degrees 50 minutes 37 seconds East for a distance of 27.09 feet to a curve to the left having a central angle of 10 degrees 28 minutes 32 seconds, a radius of 55.00 feet, and a chord bearing South 81 degrees 55 minutes 07 seconds East for a distance of 10.04 feet; thence run in a Southerly direction along the arc of said curve for a distance of 10.06 feet; thence run South 02 degrees 50 minutes 37 seconds West for a distance of 25.00 feet; thence run South 10 degrees 30 minutes 10 seconds East for a distance of 105.16 feet; thence run North 73 degrees 23 minutes 44 seconds East for a distance of 99.54 feet; thence run South 12 degrees 57 minutes 46 seconds East for a distance of 74.40 to the POINT OF BEGINNING.

Containing 9.85 acres more or less.

**Legal Description of Common Area 6A, The Falls on Forty-One Phase 1B**

A parcel of land situated in the Southeast Quarter of the Southeast Quarter of Section 9 and the Southwest Quarter of the Southwest Quarter of Section 10, all in Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama and being more particularly described as follows:

COMMENCE at the Northwest corner of Southwest Quarter of the Southwest Quarter Section 10, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama; thence run North 89 degrees 38 minutes 38 seconds East along the North line of said Quarter-Quarter Section for a distance of 276.78 feet; thence leaving said North line run South 00 degrees 22 minutes 40 seconds East for a distance of 62.12 feet; thence run South 38 degrees 10 minutes 25 seconds East for a distance of 90.46 feet; thence run South 15 degrees 47 minutes 57 seconds East for a distance of 90.46 feet; thence run South 19 degrees 07 minutes 20 seconds West for a distance of 90.46 feet; thence run South 34 degrees 19 minutes 41 seconds West for a distance of 76.75 feet; thence run South 73 degrees 40 minutes 42 seconds West for a distance of 71.80 feet; thence run South 55 degrees 08 minutes 34 seconds West for a distance of 42.52 feet; thence run South 42 degrees 44 minutes 47 seconds West for a distance of 98.77 feet; thence run South 43 degrees 24 minutes 18 seconds West for a distance of 88.57 feet; the run South 31 degrees 30 minutes 32 seconds East for a distance of 69.34 feet; thence run South 39 degrees 44 minutes 09 seconds West for a distance of 209.74 feet to the POINT OF BEGINNING and to a curve to the right having a central angle of 22 degrees 05 minutes 00 seconds, a radius of 195.00 feet, and a chord bearing South 39 degrees 13 minutes 21 seconds East for a distance of 74.69 feet; thence from said POINT OF BEGINNING run in a Southeasterly direction along the arc of said curve for a distance of 75.16 feet; thence run South 28 degrees 10 minutes 51 seconds East for a distance of 141.36 feet to a curve to the right having a central angle of 77 degrees 08 minutes 40 seconds, a radius of 25.00 feet, and a chord bearing South 10 degrees 23 minutes 29 seconds West for a distance of 31.18 feet; thence run in a Southerly direction along the arc of said curve for a distance of 33.66 feet to a curve to the left having a central angle of 36 degrees 41 minutes 30 seconds, a radius of 210.00 feet, and a chord bearing South 30 degrees 37 minutes 04 seconds West for a distance of 132.20 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 134.48 feet; thence run South 12 degrees 16 minutes 19 seconds West for a distance of 38.98 feet; thence run North 77 degrees 43 minutes 41 seconds West for a distance of 125.00 feet; thence run North 75 degrees 09 minutes 15 seconds West for a distance of 128.16 feet; thence run North 40 degrees 03 minutes 26 seconds West for a distance of 90.50 feet; thence run North 75 degrees 00 minutes 22 seconds West for a distance of 90.50 feet; thence run North 33 degrees 30 minutes 15 seconds West for a distance of 54.00 feet; thence run North 09 degrees 48 minutes 33 seconds West for a distance of 36.11 feet; thence run North 48 degrees 37 minutes 58 seconds West for a distance of 48.77 feet; thence run North 73 degrees 03 minutes 58 seconds West for a distance of 41.56 feet; thence run North 43 degrees 20 minutes 40 seconds West for a distance of 43.38 feet; thence run North 13 degrees 16 minutes 03 seconds East for a distance of 81.01 feet; thence run North 51 degrees 53 minutes 38 seconds East for a distance of 42.93 feet; thence run North 28 degrees 38 minutes 37 seconds East for a distance of 62.98 feet; thence run North 55 degrees 27 minutes 51 seconds East for a distance of 93.88 feet; thence run North 52 degrees 42 minutes 08 seconds East for a distance of 98.95 feet; thence run South 37 degrees 17 minutes 52 seconds East for a distance of 54.12 feet to a curve to the left having a central angle of 19 degrees 31 minutes 18 seconds, a radius of 330.00 feet, and a chord bearing South 47 degrees 03 minutes 31 seconds East for a distance of 111.89 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 112.44 feet; thence run South 56 degrees 49 minutes 10 seconds East for a distance of 155.06 feet to a curve to the right having a central angle of 06 degrees 33 minutes 19 seconds, a radius of 195.00 feet, and a chord bearing South 53 degrees 32 minutes 30 seconds East for a distance of 22.30 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 22.31 feet to the POINT OF BEGINNING.

Containing 4.59 acres more or less



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/05/2026 08:55:44 AM  
 \$42.50 KELSEY  
 20260205000033500

*Allie S. Bayl*

Quitclaim Deed (AL)