

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below:

Grantor's Name:	TCG Koslin, LLC	Grantee's Name	Koslin Farms Homeowner's Association, Inc.
Mailing Address	100 Applegate Court Pelham, AL 35124	Mailing Address:	100 Applegate Court Pelham, AL 35124
Property Address:	Common areas Koslin Farms Phase 1 MB 56, Pg 51	Date of Sale:	July 14, 2022
		Purchase Price:	\$ 1,000 common areas

This Instrument Prepared By:
Kelly Thrasher Fox, Esq.
Hand Arendall Harrison Sale LLC
1801 5th Avenue North, Suite 400
Birmingham, Alabama 35203
205-324-4400

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **TCG KOSLIN, LLC**, a Delaware limited liability company ("Grantor"), for and in consideration of \$10.00 and other good and valuable consideration hereby acknowledged to have been paid to Grantor by **Koslin Farms Homeowner's Association, Inc.**, an Alabama non-profit corporation ("Grantee"), does, upon and subject to any and all conditions, covenants, easements, exceptions, limitations, reservations, and restrictions hereinafter contained, hereby **GRANT, BARGAIN, SELL** and **CONVEY** unto Grantee the following described real property lying and being situate in Shelby County, Alabama (the "Property"), to-wit:

All common areas of Koslin Farms Phase I Subdivision, including but not limited to, Common Area 4 and Common Area 7, according to the Amended Final Plat of Koslin Farms Phase 1, Map Book 56, page 51, Shelby County, Alabama

Grantor's conveyance of the Property is subject to the Permitted Exceptions set forth in Exhibit A attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters to which reference is hereinabove made, unto Grantee, and to the successors and assigns of Grantee, forever.

Grantor does hereby covenant and agree that it shall forever warrant and defend unto Grantee, its successors and assigns, the right and title of the Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed and delivered by and through its duly authorized representative effective as of the 14TH day of July, 2022.

TCG KOSLIN, LLC, an ^{Delaware}~~Alabama~~ limited liability company

By: James P. Key, Jr.

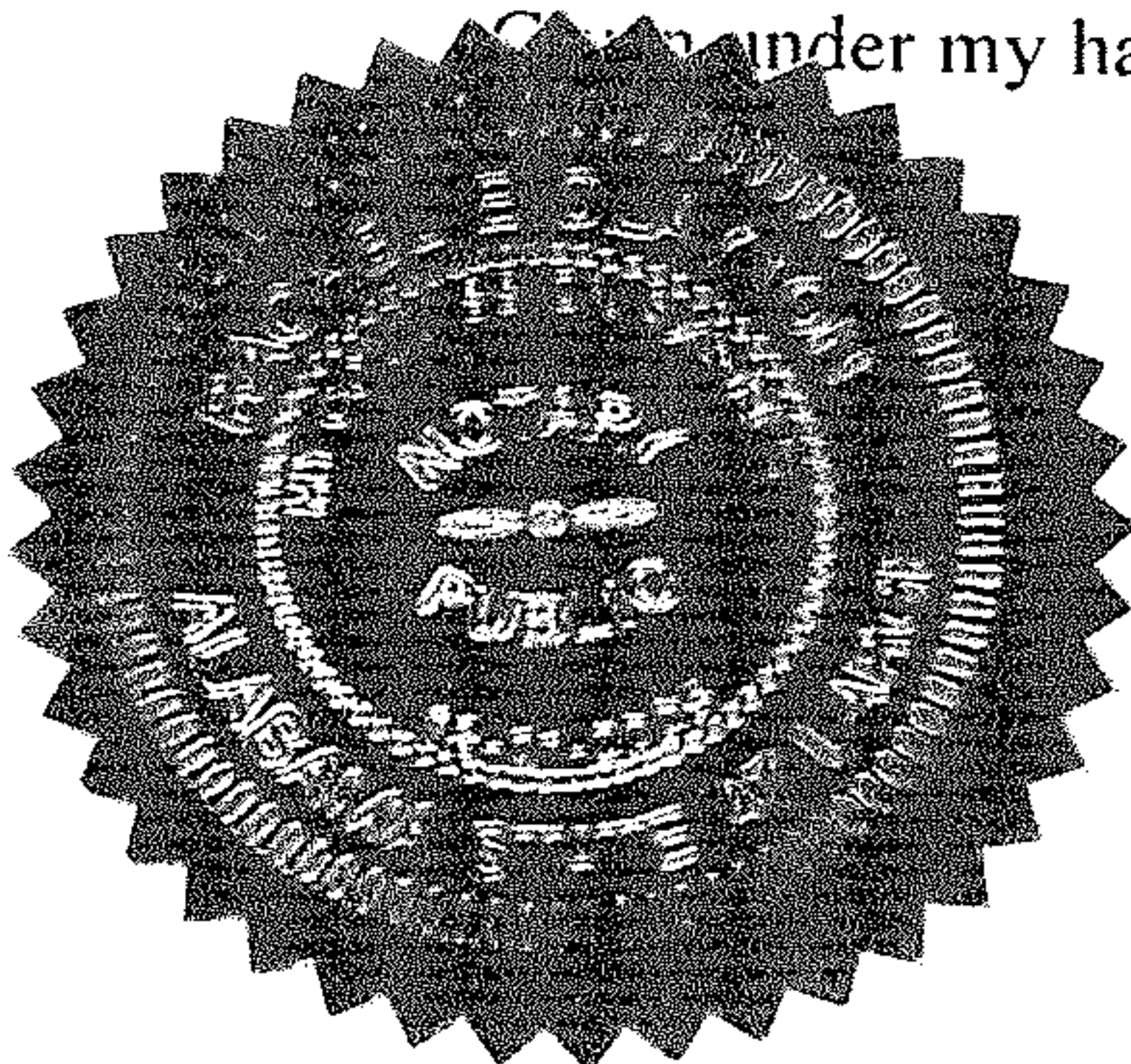
Name: James P. Key, Jr.

Title: Authorized Agent

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that James P. Key, Jr., whose name as Authorized Agent of TCG Koslin, LLC, an ^{Delaware}~~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 such instrument, he, as such Authorized Agent and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal on this the 11 day of July, 2022.

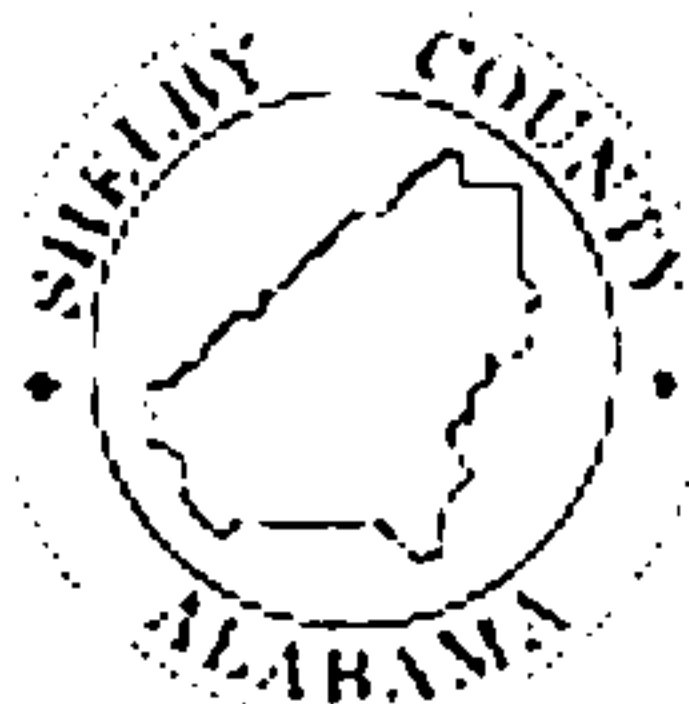


Rachel E. Clayton
NOTARY PUBLIC

My Commission Expires: 12/01/2025

Exhibit A to Warranty Deed
The Permitted Exceptions

1. Taxes for the year 2022 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel in, on, or under the Land.
3. Easement to Alabama Power Company recorded in Instrument 20210707000327220, in the Probate Office of Shelby County, Alabama.
4. Declaration of Protective Conditions, Covenants and Restrictions as recorded in Instrument 20220620000246890, in the Probate Office of Shelby County, Alabama.
5. By-Laws of Koslin Farm's Homeowners Association, Inc., recorded in Instrument 20220620000246880, in the Probate Office of Shelby County, Alabama.
6. Such state of facts as shown on record subdivision plat recorded in Map Book 56, page 41, Shelby County Records.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/15/2022 03:39:11 PM
\$29.00 CHARITY
20220715000280420

Allen S. Beal