This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223 Send Tax Notice To: TCG Chelsea Acres, LLC 100 Applegate Court Pelham, AL 35124

STATE OF ALABAMA)	•	•
	•	GENERAL WARR	ANTY DEED
COUNTY OF SHELBY)		

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Million One Hundred Eighty-Eight Thousand and 00/100 (\$3,188,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Round Too Investments, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **TCG Chelsea Acres, LLC, a Delaware limited liability company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See attached Exhibit "A" attached hereto and made a part hereof.

Subject To:

Ad valorem taxes for 2020 and subsequent years not yet due and payable until October 1, 2020.

Existing covenants and restrictions, easements, building lines and limitations of record.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 1st day of October, 2019.

Round Too Investments, LLC

Connor Farmer, Manager

STATE OF ALABAMA
COUNTY OF JEFFERSON

20191010000374380 1/4 \$3219.00 Shelby Cnty Judge of Probate, AL 10/10/2019 11:46:07 AM FILED/CERT

Shelby County, AL 10/10/2019 State of Alabama Deed Tax:\$3188.00

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Connor Farmer, whose name as Manager of Round Too Investments, 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 as such Manager and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of October, 2019.

NOTARY PUBLIC
My Commission Expires: 06-02-2023

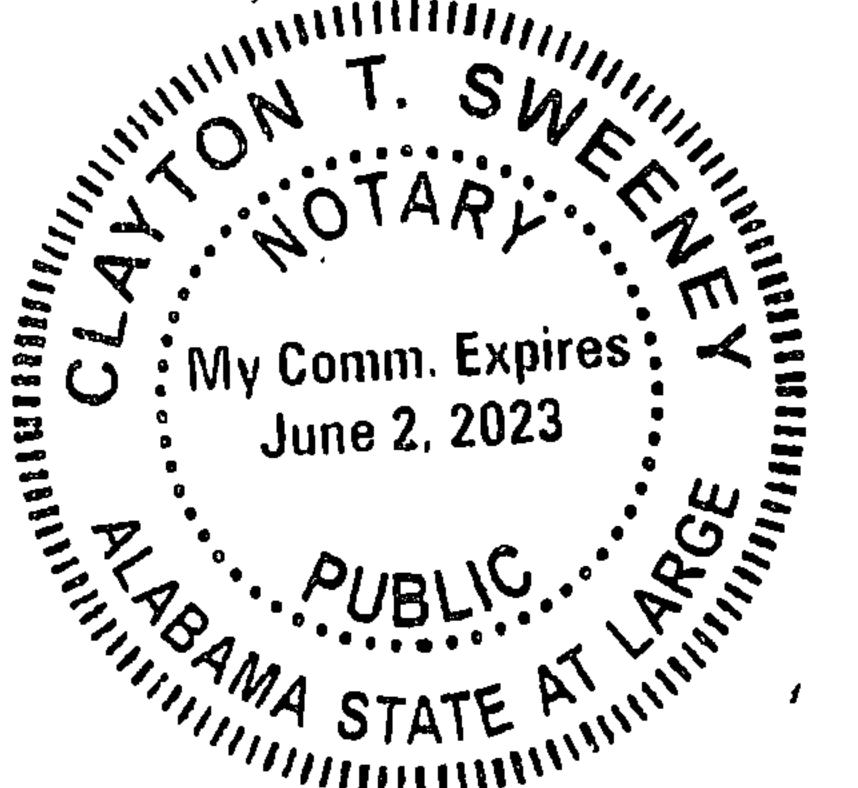


EXHIBIT "A" LEGAL DESCRIPTION



Shelby Cnty Judge of Probate, AL 10/10/2019 11:46:07 AM FILED/CERT

Tract of land situated in Section 35 and Section 36, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin a a nail in a 3-inch post being the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 35. Township 19 South, Range 1 West, Shelby County, Alabama; thence run North 88 degrees 12 minutes 22 seconds East along the South line of said 1/4-1/4 line a distance of 1366.14 feet to the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section; thence run North 88 degrees 15 minutes 21 seconds East along the South line of said 1/4-1/4 Section a distance of 1356.20 feet to the Southwest comer of the Northeast 1/4 of the Southeast 1/4 of said Section: thence run North 88 degrees 33 minutes 02 seconds East along the South line of said 1/4-1/4 Section a distance of 1402.08 feet to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 36, Township 19 South, Range 1 West; thence run North 89 degrees 39 minutes 09 seconds East along the South line of said 1/4-1/4 Section a distance of 665.69 feet to a point lying on the centerline of Little Creek; thence run along the centerline of Little Creek having a chord bearing of North 20 degrees 58 minutes 20 seconds East a distance of 1570.35 feet to a point lying 329.29 feet South of the Northwest corner of Lot 3, according to the survey of Mitchem Family Subdivision, as recorded in Map Book 27. Page 119, in the Probate Office of Shelby County, Alabama; thence leaving the centerline of Little Creek run North 00 degrees 42 minutes 59 seconds East along the West line of Lot 3 of said survey a distance of 329.29 feet to a found iron (capped "RYS") being the Southwest corner of Lot 1B, according to a Resurvey of Lots 1 & 2 of Mitchem Family Subdivision, as recorded in Map Book 44, Page 71, in the Probate Office of Shelby County, Alabama; thence run North 00 degrees 42 minutes 15 seconds East along the West line of Lot 1B and Lot 1A of said survey a distance of 1399.05 feet, more or less, to the South right of way line of Liberty Road being described in Instrument #2002-8616, in the Probate Office of Shelby County, Alabama; thence run along Liberty Road the following courses: thence run North 48 degrees 58 minutes 24 seconds West a distance of 236.13 feet to a curve to the left with a radius of 489.80 feet, with a delta angle of 09 degrees 39 minutes 07 seconds, a chord bearing of North 53 degrees 47 minutes 57 seconds West, and a chord length of 82.41 feet; thence run along said curve a distance of 82.51 feet to a point; thence run North 58 degrees 37 minutes 31 seconds West a distance of 561.70 feet to curve to the left with a radius of 113.31 feet, with a delta angle of 33 degrees 51 minutes 31 seconds, a chord bearing of North 75 degrees 33 minutes 16 seconds West, and a chord length of 65.99 feet; thence run along said curve a distance of 66.96 feet to a compound curve to the left with a radius of 1200.00 feet, with a delta angle of 06 degrees 59 minutes 07 seconds, a chord bearing of South 84 degrees 01 minutes 24 seconds West, and a chord length of 146.21 feet; thence run along said curve a distance of 146.30 feet to a point; thence run South 80 degrees 31 minutes 51 seconds West a distance of 153.42 feet to a curve to the right with a radius of 115.00 feet, with a delta angle of 45 degrees 25 minutes 05 seconds, a chord bearing of North 76 degrees 45 minutes 37 seconds West, and a chord length of 88.79 feet; thence run along said curve a distance of 91.16 feet to a point; thence run North 54 degrees 03 minutes 04 seconds West a distance of 51.86 feet to curve to the left with a radius of 126.00 feet, with a delta angle of 48 degrees 39 minutes 21 seconds, a chord bearing of North 78 degrees 22 minutes 45 seconds West, and a chord length of 103.81 feet; thence run along said curve a distance of 107.00 feet to a point; thence run South 77 degrees 17 minutes 35 seconds West a distance of 32.49 feet to the Northeast comer of Lot 1, according to the survey of Chelsea Estates First Addition, as recorded in Map Book 5, Page 65, in the Probate Office of Shelby County, Alabama; thence leaving the South right of way of Liberty Road, run South 00 degrees 34 minutes 21 seconds West along the East line of Lots 1, 2, 3, 4, 6, 7, and 8, a distance of 1101.62 feet to the Southeast corner of Lot 8 of said survey and the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama; thence run South 88 degrees 31 minutes 22 seconds West along the North line of said 1/4-1/4 Section a distance of 1334.91 feet to the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section; thence run South 00 degrees 30 minutes 23 seconds West along the West line of said 1/4-1/4 Section a distance of 1327.81 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section; thence run South 88 degrees 32 minutes 24 seconds West along the North line of said 1/4-1/4 Section a distance of 1334.36 feet to the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section; thence run South 88 degrees 31 minutes 37 seconds along the North line of said 1/4/-1/4 Section a distance of 1208.18 feet to a non-tangent curve to the right with a radius of 375.00 feet, with a delta angle of 25 degrees 58 minutes 58 seconds, a chord bearing of North 57 degrees 26 minutes 32 seconds West, and a chord length of 168.60 feet; thence leaving the North line of said Section run along said curve a distance of 170.06 feet to a point; thence run North 44 degrees 27 minutes 02 seconds West a distance of 217.57 feet to a curve to the right with a radius of 325.00 feet, with a delta angle of 43 degrees 36 minutes 14 seconds, a chord bearing of North 22 degrees

38 minutes 56 seconds West, and a chord length of 241.41 feet; thence run along said curve a distance of 247.33 feet to a compound curve to the right with a radius of 25.00 feet, with a delta angle of 89 degrees 11 minutes 19 seconds, a chord bearing of North 43 degrees 44 minutes 51 seconds East, and a chord length of 35.10 feet; thence run along said curve a distance of 38.92 feet to a point on the South right of way line of Liberty Road; thence run South 88 degrees 20 minutes 30 seconds West along said road right of way a distance of 209.26 feet to a point; thence leaving the South right of way line of Liberty Road run South 00 degrees 22 minutes 45 seconds West a distance of 1167.37 feet to a point; thence run North 88 degrees 30 minutes 55 seconds East a distance of 450.17 feet to a point on the West line of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 19 South, Range 1 West; thence run South 00 degrees 20 minutes 24 seconds East along the West line of said 1/4-1/4 Section a distance of 658.42 feet to the point of beginning.

20191010000374380 3/4 \$3219.00

Shelby Cnty Judge of Probate, AL 10/10/2019 11:46:07 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Round Too Investments, LLC	Grantee's Name	TCG Chelsea Acres, LLC	
Mailing Address	120 Bishop Circle Pelham, AL 35043	Mailing Address	100 Applegate Court Pelham, AL 35124	
Property Address	262.60 Acres off Liberty Road Chelsea, AL 35043	Date of Sale	October 1, 2019	
		Total Purchase Price	\$3,188.000.00	
	Į.	Or [.]		
		Actual Value	\$	
		or		
		Assessor's Market Value	<u>\$</u>	
(check one) (Record	r actual value claimed on this form can be dation of documentary evidence is not req	juired)		
Bill of Sale Sales Contract Closing Statemer	nt	Appraisal/ Assessor's Appraised ValueOther – property tax redemption		
If the conveyance does is not required.	cument presented for recordation contain	s all of the required information re	ferenced above, the filing of this form	
•	l ₁	nstructions	· · · · · · · · · · · · · · · · · · ·	
Grantor's name and mailing address.	mailing address - provide the name of	the person or persons conveying	g interest to property and their current	
Grantee's name and	mailing address - provide the name of the	e person or persons to whom interest	est to property is being conveyed.	
Property address - the property was conveyed	ne physical address of the property being	g conveyed, if available. Date of	Sale - the date on which interest to the	
Total purchase price offered for record.	- the total amount paid for the purchase	of the property, both real and pers	onal, being conveyed by the instrument	
	roperty is not being sold, the true value of is may be evidenced by an appraisal con	· · · · · · · · · · · · · · · · · · ·		
the property as deter	d and the value must be determined, the mined by the local official charged with the be penalized pursuant to <u>Code of Alaban</u>	ne responsibility of valuing propert		
•	my knowledge and belief that the information of the information of the contract of the contrac			
		Round Too Investments	s, LLC	
Date		Print Connor Farmer, Man	<u>ayer</u>	
Unattested		Sign		
	(verified by)		wner/Agent) circle one	

