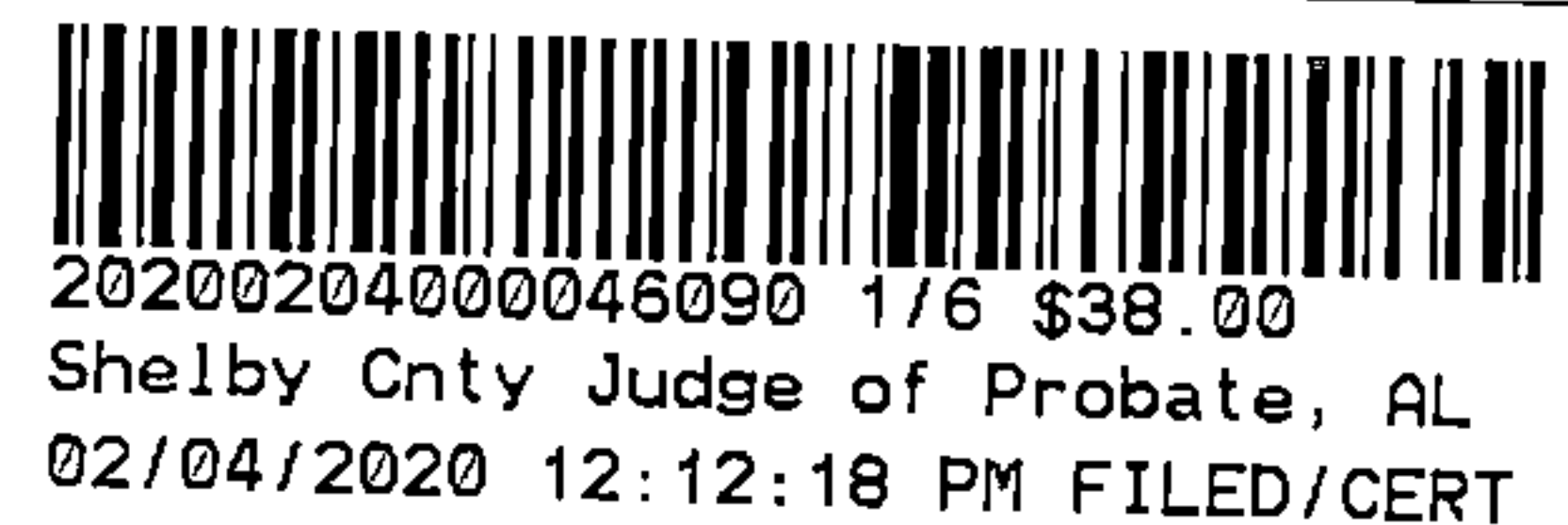


REAL ESTATE VALIDATION FORM

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

Grantors' Names:	Chelsea Park Holding, LLC Chelsea Park Lands Ltd.	Grantee's Name	Chelsea Park Residential Association, Inc.
Mailing Address	2700 Highway 280, Suite 425 Birmingham, AL 35223	Mailing Address:	2700 Highway 280, Suite 425 Birmingham, AL 35223
Property Address:	Acreage off Chelsea Park Road Chelsea, AL to be Common Areas in Chelsea Park	Date of Sale:	January 31, 2020
		Purchase Price:	\$1000

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 **Chelsea Park Holding, LLC**, a Delaware limited liability company, and **Chelsea Park Lands Ltd.**, an Alabama limited partnership (hereinafter, collectively, "GRANTORS"), in and for consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration hereby acknowledged to have been paid by **Chelsea Park Residential Association, Inc.**, an Alabama not-for-profit corporation (hereinafter "GRANTEE"), do hereby **GRANT, BARGAIN, SELL** and **CONVEY** unto said GRANTEE, all of GRANTORS' right, title and interest in and to that certain real property situated in Shelby County, Alabama, described as:

CHELSEA PARK 16TH SECTOR COMMON AREA A

SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 19 SOUTH RANGE 1 EAST, SHELBY COUNTY, ALABAMA. BEGIN AT THE NORTHEAST CORNER OF LOT 1627 ACCORDING TO THE MAP OF CHELSEA PARK 16TH SECTOR AS RECORDED IN MAP BOOK 52 PAGE 4 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA THENCE RUN AROUND THE BOUNDARY OF SAID RECORDED MAP THE FOLLOWING COURSES: NORTH 85 DEGREES 22 MINUTES 59 SECONDS WEST FOR 220.25 FEET; NORTH 89 DEGREES 00 MINUTES 46 SECONDS WEST FOR 99.35 FEET; SOUTH 41 DEGREES 00 MINUTES 58 SECONDS WEST FOR 79.53 FEET; SOUTH 27 DEGREES 56 MINUTES 47 SECONDS WEST FOR 202.72 FEET; SOUTH 05 DEGREES 02 MINUTES 19 SECONDS EAST FOR 557.64

FEET; SOUTH 02 DEGREES 44 MINUTES 23 SECONDS WEST FOR 165.60 FEET; SOUTH 07 DEGREES 01 MINUTES 26 SECONDS EAST FOR 155.61 FEET TO THE SOUTHERLY MOST CORNER OF LOT 1644 OF SAID 16TH SECTOR ; SAID POINT LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF PARK SPRINGS ROAD AS SHOWN ON SAID 16TH SECTOR RECORD MAP, AND THE POINT OF BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, A CHORD BEARING OF SOUTH 60 DEGREES 38 MINUTES 38 SECONDS WEST, AND A CHORD LENGTH OF 4.20 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, AND RIGHT OF WAY LINE FOR 4.20 FEET ; THENCE RUN SOUTH 61 DEGREES 11 MINUTES 29 SECONDS WEST ALONG SAID RIGHT OF WAY LINE FOR 122.81 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID 16TH SECTOR THE FOLLOWING COURSES : NORTH 28 DEGREES 48 MINUTES 31 SECONDS WEST FOR 140.00 FEET; SOUTH 61 DEGREES 21 MINUTES 14 SECONDS WEST FOR 489.64 FEET; RUN SOUTH 07 DEGREES 20 MINUTES 15 SECONDS EAST FOR 117.31 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CHELSEA PARK ROAD AS RECORDED ON MAP BOOK 37 PAGE 107 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND THE POINT OF BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 54 DEGREES 56 MINUTES 43 SECONDS WEST, AND A CHORD LENGTH OF 33.71 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 36.99 FEET ;TO A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 580.00 FEET, A CHORD BEARING OF NORTH 26 DEGREES 45 MINUTES 17 SECONDS WEST, AND A CHORD LENGTH OF 284.59 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 287.52 FEET ;TO A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 01 DEGREES 26 MINUTES 09 SECONDS EAST, AND A CHORD LENGTH OF 33.71 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 36.99 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PARK VIEW DRIVE AS SHOWN ON THE MAP OF CHELSEA PARK 15TH SECTOR AS RECORDED IN MAP BOOK 50 PAGES 62 A AND 62 B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 43 DEGREES 49 MINUTES 40 SECONDS EAST ALONG SAID RIGHT OF WAY LINE FOR 19.68 FEET TO THE NORTHWEST CORNER OF LOT 1501 OF SAID 15TH SECTOR; THENCE RUN ALONG THE BOUNDARY OF SAID CHELSEA PARK 15TH SECTOR THE FOLLOWING COURSES: SOUTH 46 DEGREES 10 MINUTES 20 SECONDS EAST FOR 129.35 FEET; NORTH 65 DEGREES 20 MINUTES 36 SECONDS EAST FOR 599.77 FEET; NORTH 06 DEGREES 45 MINUTES 15 SECONDS WEST FOR 281.25 FEET; NORTH 04 DEGREES 23 MINUTES 18 SECONDS WEST FOR 503.05 FEET TO THE NORTHERN MOST CORNER OF LOT 1520 OF SAID RECORDED 15TH SECTOR; THENCE CONTINUE NORTH 04 DEGREES 23 MINUTES 18 SECONDS WEST FOR 52.27 FEET; THENCE RUN NORTH 64 DEGREES 27 MINUTES 13 SECONDS EAST FOR 287.71 FEET; THENCE RUN SOUTH 89 DEGREES 00 MINUTES 46 SECONDS EAST FOR 100.46 FEET; THENCE RUN SOUTH 85 DEGREES 22 MINUTES 59 SECONDS EAST FOR 219.51 FEET; THENCE RUN SOUTH 01 DEGREES 35 MINUTES 10 SECONDS WEST FOR 35.05 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 4.90 ACRES MORE OR LESS.



CHELSEA PARK 16TH SECTOR COMMON AREA 16B

SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 19 SOUTH RANGE 1 EAST, SHELBY COUNTY, ALABAMA. COMMENCE AT THE NORTHEAST CORNER OF LOT 1612 ACCORDING TO THE MAP OF CHELSEA PARK 16TH SECTOR AS RECORDED IN MAP BOOK 52 PAGE 4 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA THENCE RUN SOUTH 04 DEGREES 23 MINUTES 59 SECONDS WEST ALONG THE BOUNDARY OF SAID RECORDED MAP FOR 101.25 TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 04 DEGREES 23 MINUTES 59 SECONDS WEST FOR 67.88 TO THE NORTHEAST CORNER OF AN ALABAMA POWER TRACT RECORDED IN INSTRUMENT # 20061221000622330 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 60 DEGREES 44 MINUTES 16 SECONDS WEST ALONG THE NORTHERLY BOUNDARY OF SAID TRACT FOR 452.62 FEET; THENCE RUN SOUTH 60 DEGREES 59 MINUTES 03 SECONDS WEST FOR 595.72 FEET; TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CHELSEA PARK ROAD AS RECORDED ON MAP BOOK 37 PAGE 107 IN THE PROBATE OFFICE OF SHELBY COUNTY; AND THE POINT OF BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 520.00 FEET, A CHORD BEARING OF NORTH 08 DEGREES 56 MINUTES 15 SECONDS WEST, AND A CHORD LENGTH OF 124.53 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 124.83 FEET ; THENCE RUN NORTH 02 DEGREES 03 MINUTES 37 SECONDS WEST FOR 147.92 FEET; TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 37 DEGREES 55 MINUTES 52 SECONDS EAST, AND A CHORD LENGTH OF 32.13 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 34.90 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF PARK SPRINGS ROAD AND THE NORTHWEST CORNER OF LOT 1601 IN SAID 16TH SECTOR ; THENCE RUN ALONG THE BOUNDARY OF SAID 16TH SECTOR THE FOLLOWING COURSES: SOUTH 07 DEGREES 20 MINUTES 14 SECONDS EAST FOR 207.96 FEET; NORTH 61 DEGREES 05 MINUTES 09 SECONDS EAST FOR 559.64 FEET; NORTH 28 DEGREES 48 MINUTES 31 SECONDS WEST FOR 155.44 FEET; NORTH 61 DEGREES 11 MINUTES 29 SECONDS EAST FOR 159.66 FEET; SOUTH 28 DEGREES 48 MINUTES 31 SECONDS EAST FOR 162.73 FEET; NORTH 61 DEGREES 06 MINUTES 40 SECONDS EAST FOR 303.89 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 2.29 ACRES MORE OR LESS.

CHELSEA PARK 17TH SECTOR COMMON AREA

A TRACT OF LAND SITUATED IN SOUTHEAST QUARTER OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 29, ALL IN TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY ALABAMA. COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 1584, ACCORDING TO THE SURVEY OF CHELSEA PARK 15TH SECTOR, AS RECORDED IN MAP BOOK 50, PAGES 62 A AND B, IN THE PROBATE OFFICE OF THE SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 40 DEGREES 24 MINUTES 09 SECONDS EAST ALONG THE NORTHWEST LINE OF LOTS 1584 THRU 1577 OF SAID SUBDIVISION 455.94 FEET TO THE POINT OF BEGINNING. THENCE RUN NORTH 40 DEGREES 24 MINUTES 09 SECONDS EAST FOR 388.90 FEET; THENCE RUN SOUTH 89 DEGREES 27 MINUTES 50 SECONDS EAST FOR 635.53 FEET; THENCE RUN

NORTH 00 DEGREES 32 MINUTES 10 SECONDS EAST FOR 540.00 FEET; THENCE RUN NORTH 81 DEGREES 23 MINUTES 33 SECONDS WEST FOR 700.27 FEET; TO A POINT ON THE SOUTHERLY LINE OF A 100' RIGHT OF WAY FOR SEABOARD COAST LINE RAILROAD; BEING A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1916.60 FEET, A CHORD BEARING OF SOUTH 63 DEGREES 15 MINUTES 43 SECONDS WEST, AND A CHORD LENGTH OF 614.34 FEET; THENCE RUN ALONG SAID ARC AND SAID RIGHT OF WAY FOR 617.01 FEET; THENCE RUN SOUTH 54 DEGREES 02 MINUTES 57 SECONDS WEST ALONG SAID RIGHT OF WAY FOR 478.75 FEET; THENCE RUN SOUTH 35 DEGREES 57 MINUTES 03 SECONDS EAST FOR 176.15 FEET; THENCE RUN NORTH 38 DEGREES 03 MINUTES 46 SECONDS EAST FOR 146.21 FEET; THENCE RUN NORTH 47 DEGREES 07 MINUTES 43 SECONDS EAST FOR 53.91 FEET; THENCE RUN NORTH 52 DEGREES 38 MINUTES 14 SECONDS EAST FOR 48.96 FEET; THENCE RUN NORTH 53 DEGREES 44 MINUTES 41 SECONDS EAST FOR 122.10 FEET; THENCE RUN SOUTH 36 DEGREES 15 MINUTES 19 SECONDS EAST FOR 120.00 FEET; THENCE RUN NORTH 53 DEGREES 44 MINUTES 41 SECONDS EAST FOR 123.87 FEET; TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 480.00 FEET, A CHORD BEARING OF NORTH 56 DEGREES 44 MINUTES 58 SECONDS EAST, AND A CHORD LENGTH OF 50.32 FEET; THENCE RUN ALONG SAID ARC FOR 50.34 FEET; THENCE RUN NORTH 30 DEGREES 14 MINUTES 39 SECONDS WEST FOR 140.00 FEET; THENCE RUN NORTH 62 DEGREES 04 MINUTES 11 SECONDS EAST FOR 50.10 FEET; THENCE RUN NORTH 66 DEGREES 42 MINUTES 03 SECONDS EAST FOR 50.10 FEET; THENCE RUN NORTH 71 DEGREES 19 MINUTES 55 SECONDS EAST FOR 50.10 FEET; THENCE RUN NORTH 75 DEGREES 57 MINUTES 48 SECONDS EAST FOR 50.10 FEET; THENCE RUN NORTH 80 DEGREES 35 MINUTES 40 SECONDS EAST FOR 50.10 FEET; THENCE RUN NORTH 85 DEGREES 09 MINUTES 35 SECONDS EAST FOR 49.04 FEET; THENCE RUN NORTH 87 DEGREES 03 MINUTES 14 SECONDS EAST FOR 450.00 FEET; THENCE RUN NORTH 70 DEGREES 17 MINUTES 44 SECONDS EAST FOR 83.55 FEET; THENCE RUN NORTH 87 DEGREES 03 MINUTES 14 SECONDS EAST FOR 58.82 FEET; THENCE RUN SOUTH 71 DEGREES 02 MINUTES 29 SECONDS EAST FOR 101.49 FEET; THENCE RUN SOUTH 33 DEGREES 32 MINUTES 33 SECONDS EAST FOR 124.33 FEET; THENCE RUN SOUTH 00 DEGREES 20 MINUTES 22 SECONDS EAST FOR 116.28 FEET; THENCE RUN SOUTH 32 DEGREES 51 MINUTES 49 SECONDS WEST FOR 124.91 FEET; THENCE RUN SOUTH 70 DEGREES 40 MINUTES 00 SECONDS WEST FOR 89.23 FEET; THENCE RUN SOUTH 87 DEGREES 03 MINUTES 14 SECONDS WEST FOR 58.28 FEET; THENCE RUN NORTH 76 DEGREES 37 MINUTES 55 SECONDS WEST FOR 83.36 FEET; THENCE RUN SOUTH 87 DEGREES 03 MINUTES 14 SECONDS WEST FOR 440.00 FEET; THENCE RUN SOUTH 84 DEGREES 56 MINUTES 15 SECONDS WEST FOR 35.18 FEET; THENCE RUN SOUTH 78 DEGREES 03 MINUTES 26 SECONDS WEST FOR 33.94 FEET; THENCE RUN SOUTH 71 DEGREES 06 MINUTES 29 SECONDS WEST FOR 33.94 FEET; THENCE RUN SOUTH 64 DEGREES 09 MINUTES 32 SECONDS WEST FOR 33.94 FEET; THENCE RUN NORTH 29 DEGREES 18 MINUTES 57 SECONDS WEST FOR 140.00 FEET; TO A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 420.00 FEET, A CHORD BEARING OF SOUTH 57 DEGREES 12 MINUTES 52 SECONDS WEST, AND A CHORD LENGTH OF 50.84 FEET; THENCE RUN ALONG SAID ARC FOR 50.87 FEET; THENCE RUN SOUTH 53 DEGREES 44 MINUTES 41 SECONDS WEST FOR 106.43 FEET; THENCE RUN SOUTH 36 DEGREES 15 MINUTES 19 SECONDS EAST FOR 116.00 FEET; THENCE RUN SOUTH 58

DEGREES 15 MINUTES 55 SECONDS EAST FOR 156.95 FEET; THENCE RUN SOUTH 13 DEGREES 34 MINUTES 57 SECONDS EAST FOR 182.81 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 462,014.43 S.F. OR 10.61 ACRES MORE OR LESS.

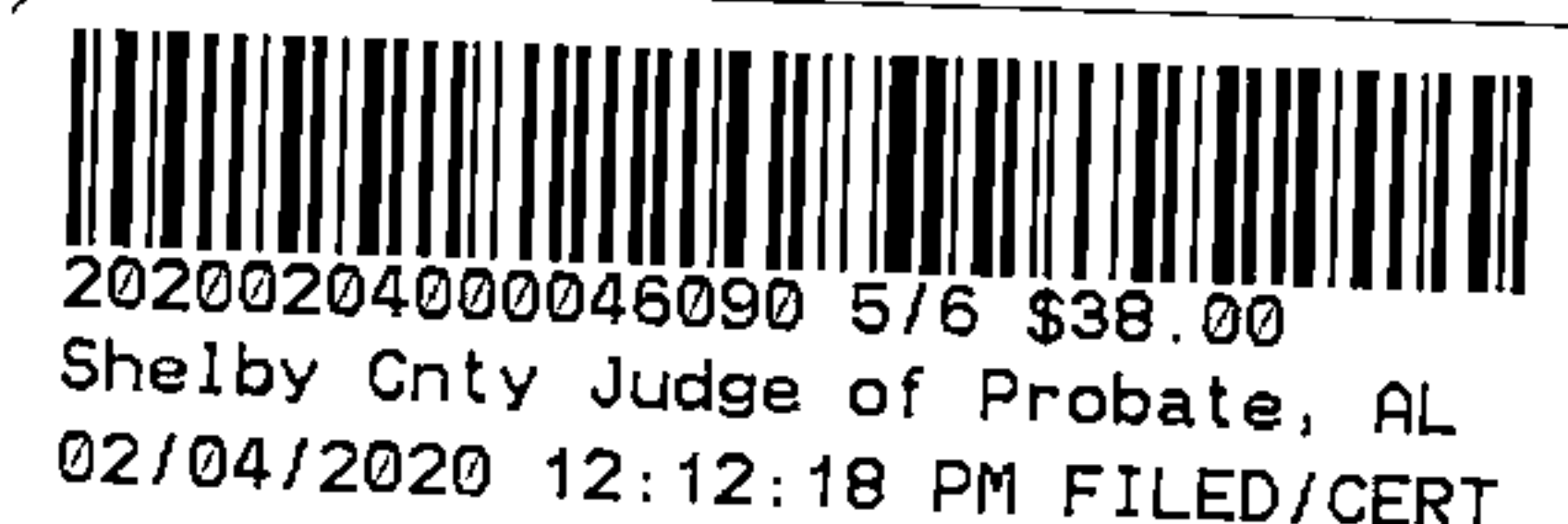
There is reserved unto Chelsea Park Holding, LLC, one of the grantors herein, the exclusive right to grant any future easements for purposes of ingress, egress, roads, and utilities of any kind that it may deem necessary to serve any property within the Chelsea Park Subdivision located in Shelby County, Alabama, whether or not owned by Chelsea Park Holding, LLC.

TO HAVE AND TO HOLD the same together with and singular the appurtenances thereunto belonging or in any way appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the use and benefit of the Grantee forever.

This conveyance is made with the express reservation and condition that by acceptance of this deed, the Grantee, for itself and on behalf of its successors, assigns, contractors, permittees, licensees and lessees, hereby release and forever discharge Grantor, Chelsea Park Holding, LLC, and Chelsea Park, Inc. Chelsea Park Development, Inc., Chelsea Park Development, Ltd., Chelsea Park Properties, Ltd., Park Homes, LLC, Eddleman Residential, LLC, Eddleman Properties, Inc. and Eddleman Realty, LLC (hereinafter referred to as the Chelsea Park entities) their successors and assigns, from any and all liability, claims and causes of action whether arising at law (by contract or in tort) or in equity with respect to damage or destruction of property and injury to or death of any person located in, on, or under the surface of or over lands herein conveyed, as the case may be, which are caused by, or arise as a result of, past or future soil, subsoil or other conditions (including without limitation, sinkholes, underground mines, and limestone formations) under or on the Property, whether contiguous or non-contiguous. Further, the Grantee, its successors and assigns hereby acknowledges that Grantor shall not be liable for and no action asserted against Grantor in connection with any drainage easements, ditches or pipes or drainage problems associated therewith and that Grantee has inspected the same and accepts the property along with all drainage easements, ditches or pipes or drainage problems in its present "AS IS" condition. Grantee acknowledges that it has made its own independent inspections and investigations of the hereinabove described land and is purchasing the Property in reliance upon such inspections and investigations thereof. For purposes of this paragraph, Grantor and Chelsea Park entities shall mean and refer to (i) the officers, directors, members, managers, agents and employees of Grantor and Chelsea Park entities as defined herein above and any successors and assigns hereof. This covenant and agreement shall run with the land conveyed hereby as against Grantees, and all persons, firms, trusts, partnerships, limited partnerships, corporations, or other entities holding under or through Grantees.

Each 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 either Grantor, but not otherwise.

[signatures appears on following page]



In witness whereof, the said Grantors have executed this conveyance on this 31st day of January, 2020.

Shelby County, AL 02/04/2020
State of Alabama
Deed Tax: \$1.00

Chelsea Park Holding, LLC

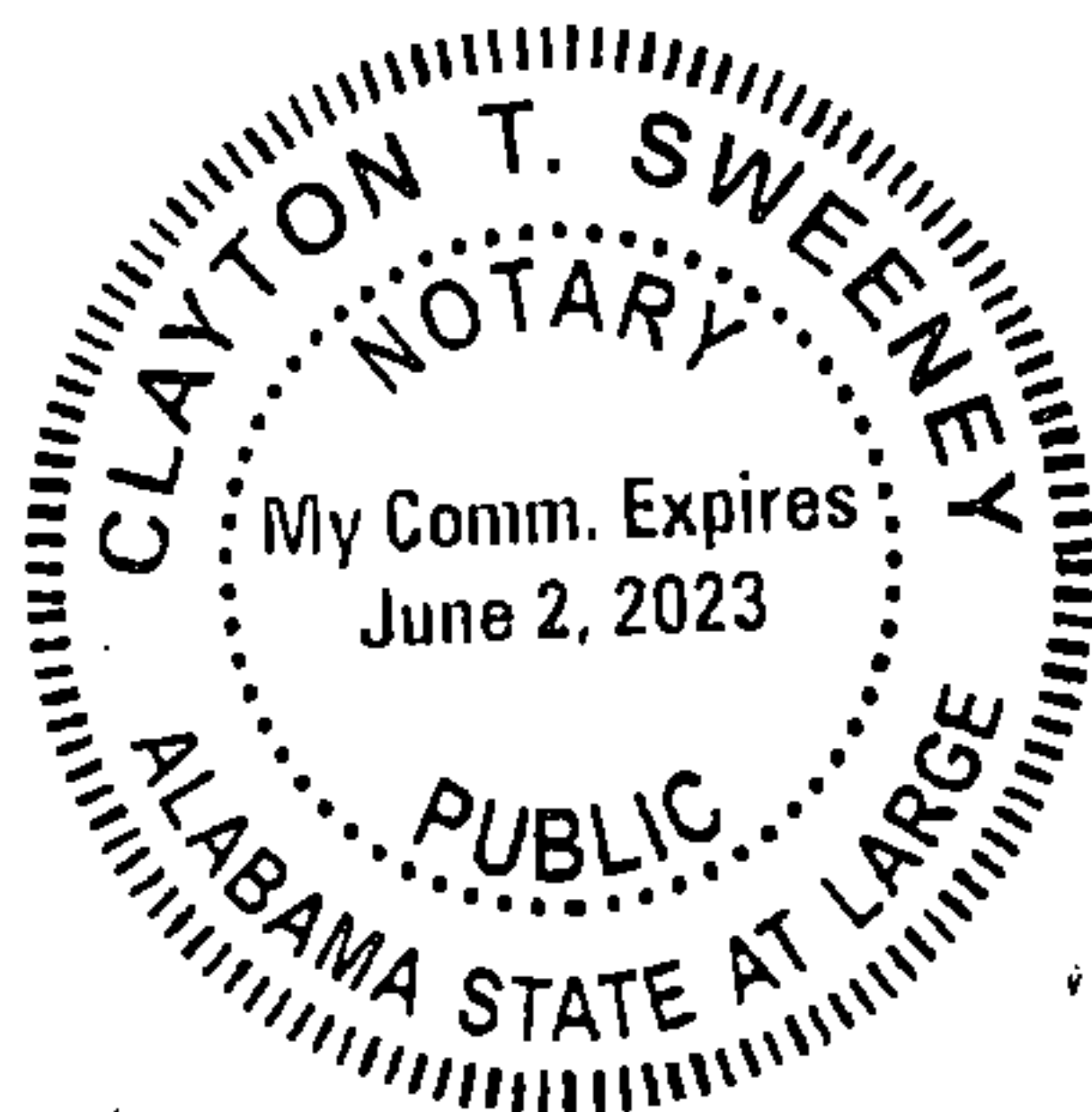
By: 

Name: Douglas D. Eddleman
As Its: Manager, President & CEO

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Douglas D. Eddleman as the Manager, President & CEO of **Chelsea Park Holding, LLC**, a Delaware limited liability company, whose name 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 said conveyance, he, as such Manager, President & CEO, with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and seal this 31st day of January, 2020.



Notary Public

My Commission Expires: 6-2-2023

Chelsea Park Lands Ltd.

By: Eddleman Properties, LLC, its General Partner

By: 

Name: Douglas D. Eddleman
As Its: Manager

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Douglas D. Eddleman as the Manager of Eddleman Properties, LLC, an Alabama limited liability company, which is the General Partner of **Chelsea Park Holding, LLC**, a Delaware limited liability company, whose name 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 said conveyance, he, as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as general partner of said limited liability company.

Given under my hand and seal this 31st day of January, 2020.



Notary Public

My Commission Expires: 6-2-2023