

This instrument was prepared by:
William C. Byrd, II, Esq.
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, AL 35203

Send Tax Notice to:
TCG Koslin, LLC
100 Applegate Court
Pelham, Alabama 35124

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED executed and delivered this 18th day of February, 2020, by **CLAYTON LAND INVESTMENTS, LLC**, an Alabama limited liability company (the "Grantor"), to **TCG KOSLIN, LLC**, an Alabama limited liability company (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama, which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to those matters (collectively, the "Permitted Exceptions") described in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

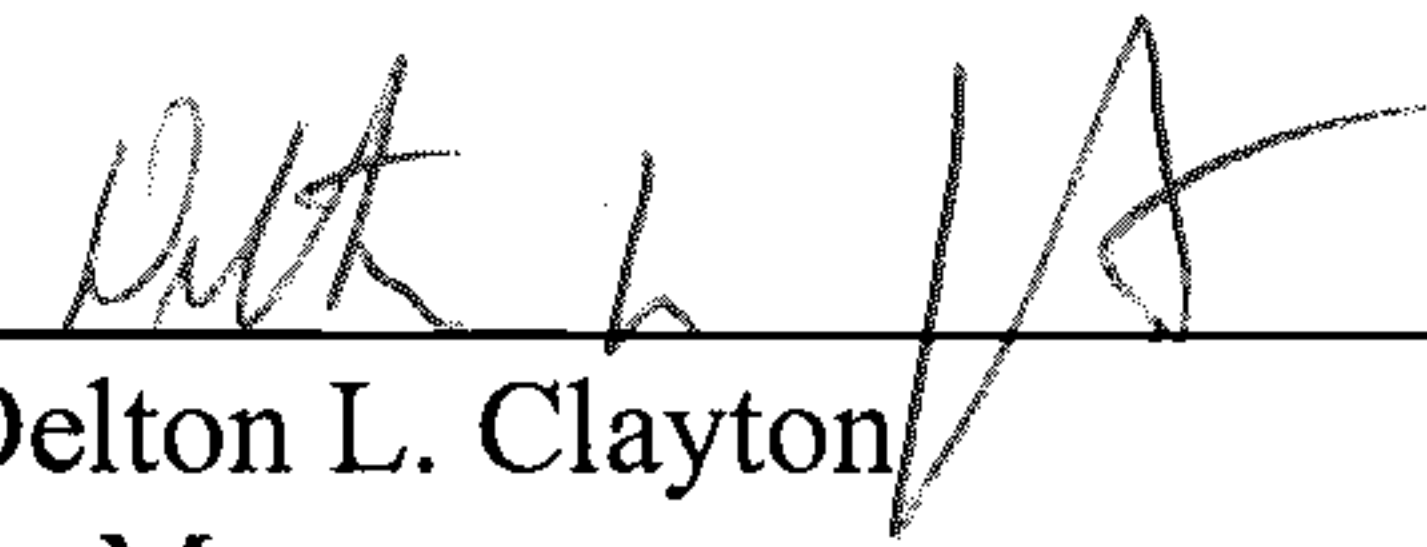
[Signature pages to follow]

IN WITNESS WHEREOF, the Grantors have caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

CLAYTON LAND INVESTMENTS, LLC,
an Alabama limited liability company

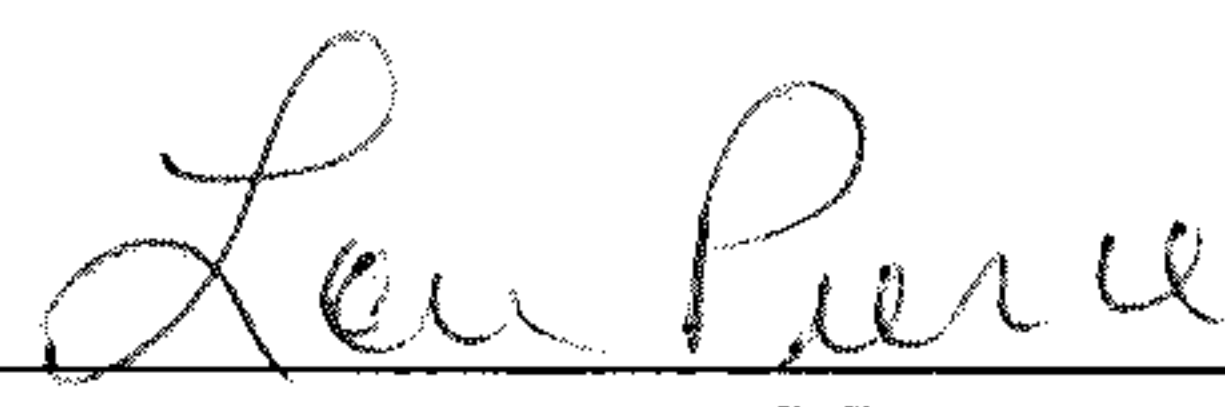
By: Clayton Management, L.L.C.,
an Alabama limited liability company
Its Manager

By: 
Delton L. Clayton
Its Manager

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Delton L. Clayton, whose name as Manager of Clayton Management, L.L.C., an Alabama limited liability company, the Manager of Clayton Land 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 said instrument, (s)he, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 18th day of February, 2020.


Notary Public

[NOTARIAL SEAL]

My commission expires: 10-11-20



EXHIBIT A
LEGAL DESCRIPTIONWESTSIDE COMMERCIALSTATE OF ALABAMA
SHELBY COUNTY

Commence at a 3" solid iron in place accepted as the Southwest corner of the Northeast one-fourth of the Southeast one-fourth of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama; thence proceed North 00° 23' 47" West along a fence line and along the West boundary of said quarter-quarter section for a distance of 1318.04 feet to a 2" metal fence post in place, said point being located on the Southerly right-of-way of Shelby County Highway 22; thence proceed South 87° 38' 58" East along the Southerly right-of-way of said highway for a distance of 989.32 feet to a right-of-way monument in place; thence proceed South 88° 16' 34" East along the Southerly right-of-way of said highway for a distance of 261.31 feet; thence proceed South 89° 2' 58" East along the Southerly right-of-way of said road for a distance of 177.68 feet, said point being the point of beginning. From this beginning point proceed South 15° 33' 22" West for a distance of 202.50 feet; thence proceed Southeasterly along the curvature of a concave curve right having a delta angle of 14° 52' 04" and a radius of 1225.0 feet for a chord bearing and distance of South 67° 00' 36" East, 316.98 feet to the P. T. of said curve; thence proceed South 59° 34' 34" East for a distance of 79.74 feet to a point on the Westerly right-of-way of relocated Shelby County Highway No. 12; thence proceed Northeasterly along the Westerly right-of-way of said Highway 12 and along the curvature of a concave curve left having a delta angle of 23° 24' 16" and a radius of 661.0 feet for a chord bearing and distance of North 14° 67' 40" East, 268.13 feet to the P. T. of said curve; thence proceed North 52° 47' 21" West along the Westerly right-of-way of said highway for a distance of 151.81 feet to its point of intersection with the Southerly right-of-way Shelby County Highway 22; thence proceed South 89° 26' 22" West along the Southerly right-of-way of said Highway 22 for a distance of 200.47 feet; thence proceed North 54° 09' 03" West along the Southerly right-of-way of said highway for a distance of 17.06 feet; thence proceed North 89° 26' 58" West along the Southerly right-of-way of said highway for a distance of 40.29 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southwest one-fourth of Section 5, Township 22 South, Range 2 West, Shelby County.

WESTSTATE OF ALABAMA
SHELBY COUNTY

Commence at a 3" solid iron in place accepted as the Southwest corner of the Northeast one-fourth of the Southeast one-fourth of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00° 23' 47" West along a fence line and along the West boundary of said quarter-quarter section for a distance of 1318.04 feet to a 2" metal fence post in place, said point being located on the Southerly right-of-way of Shelby County Highway 22; thence proceed South 87° 38' 58" East along the Southerly right-of-way of said highway for a distance of 989.32 feet to a right-of-way monument in place; thence proceed South 88° 16' 34" East along the Southerly right-of-way of said highway for a distance of 261.31 feet; thence proceed South 89° 26' 58" East along the Southerly right-of-way of said highway for a distance of 177.68 feet; thence proceed South 15° 33' 22" West for a distance of 202.50 feet; thence proceed Southeasterly along the curvature of a concave curve right having a delta angle of 14° 52' 04" and a radius of 1225.0 feet for a chord bearing and distance of South 67° 00' 36" East, 316.98 feet to the P. T. of said

curve; thence proceed South 59° 34' 34" East for a distance of 79.74 feet to a point on the Westerly right-of-way of relocated Shelby County Highway No. 12; thence proceed Southwesterly along the Westerly right-of-way of said Highway 12 and along the curvature of a concave curve right having a delta angle of 15° 24' 39" and a radius of 661.0 feet for a chord bearing and distance of South 34° 22' 07" West, 177.25 feet to the P. T. of said curve; thence proceed South 42° 04' 27" West along the Westerly right-of-way of said highway for a distance of 44.14 feet to the P. C. of a concave curve left having a delta angle of 36° 59' 58" and a radius of 850.0 feet; thence proceed Southwesterly along the Westerly right-of-way of said highway and along the curvature of said curve for a chord bearing and distance of South 23° 34' 28" West, 539.41 feet to the P. T. of said curve; thence proceed South 04° 15' 26" East along the Westerly right-of-way of said highway for a distance of 111.93 feet to a right-of-way monument in place, which is also the P. C. of a concave curve right having a delta angle of 12° 19' 55" and a radius of 778.51 feet; thence proceed Southwesterly along the Westerly right-of-way of said Highway 12 and along the curvature of said curve for a chord bearing and distance of South 01° 23' 29" West, 167.24 feet to a point on the South boundary of the Northwest one-fourth of the Southwest one-fourth of Section 5; thence proceed North 86° 27' 38" West along the South boundary of said quarter-quarter section for a distance of 47.20 feet to a 1 ½" crimp top pipe in place; thence proceed North 87° 33' 12" West along the South boundary of the Northeast one-fourth of the Southeast one-fourth of Section 6 for a distance of 1338.70 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southeast one-fourth of Section 6 and the Northwest one-fourth of the Southwest one-fourth of Section 5, Township 22 South, Range 2 West, Shelby County.

EASTSIDE COMMERCIAL

STATE OF ALABAMA
SHELBY COUNTY

Commence at a 1" iron in place accepted as the Northeast corner of the Northwest one-fourth of the Southwest one-fourth of Section 5, Township 22 South, Range 2 West, Shelby County Alabama; thence proceed North 88° 51' 01" West along the North boundary of said quarter-quarter section for a distance of 335.34 feet to the point of beginning. From this beginning proceed South 06° 37' 11" West for a distance of 218.94 feet; thence proceed South 16° 52' 58" East for a distance of 46.44 feet; thence proceed South 31° 32' 35" East for a distance of 46.44 feet; thence proceed South 01° 41' 22" East for a distance of 67.74 feet; thence proceed South 88° 18' 38" West for a distance of 282.46 feet; thence proceed North 75° 37' 58" West for a distance of 58.08 feet; thence proceed North 59° 34' 34" West for a distance of 90.68 feet to a point on the Easterly right-of-way of relocated Shelby County Highway No. 12; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of a concave curve left having a delta angle of 15° 10' 11" and a radius of 786.0 feet for a chord bearing and distance of North 10° 50' 38" East, 207.50 feet to the P. T. of said curve; thence proceed North 38° 21' 01" East along the right-of-way of said road for a distance of 139.99 feet to a point on the Southerly right-of-way of Shelby County Highway No. 22; thence proceed North 87° 30' 33" East along the Southerly right-of-way of said Highway No. 22 for a distance of 144.49 feet; thence proceed South 88° 51' 03" East along the Southerly right-of-way of said highway for a distance of 132.03 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southwest one-fourth of Section 5, Township 22 South, Range 2 West, Shelby County Alabama.

EAST

STATE OF ALABAMA

EXHIBIT "B"

[Permitted Exceptions]

1. Ad Valorem Taxes due and payable in 2020.
2. All matters of record.

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 Land Investments, LLC
 Mailing Address 100 Applegate Court
 Pelham, Alabama 35124

Grantee's Name TCG Koslin, LLC
 Mailing Address 100 Applegate Court
 Pelham, Alabama 35124

Property Address _____

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ 3,000,000.00
 or
 Assessor's Market Value \$ _____

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
☒ Other _____

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).

Date 2-18-2020

Print Del Clayton

☒ Unattested

Sign Del Clayton, Manager

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/24/2020 01:55:07 PM
 \$38.00 CHARITY
 20200224000072240

Allen S. Bayl