

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

Cross Reference: 20200224000072240

STATE OF ALABAMA

)

:

COUNTY OF SHELBY

)

SCRIVENER'S AFFIDAVIT

Before me, the undersigned, a notary public in and for the above county and state this day personally appeared William C. Byrd, II, and whom after being first duly sworn deposes on oath as follows:

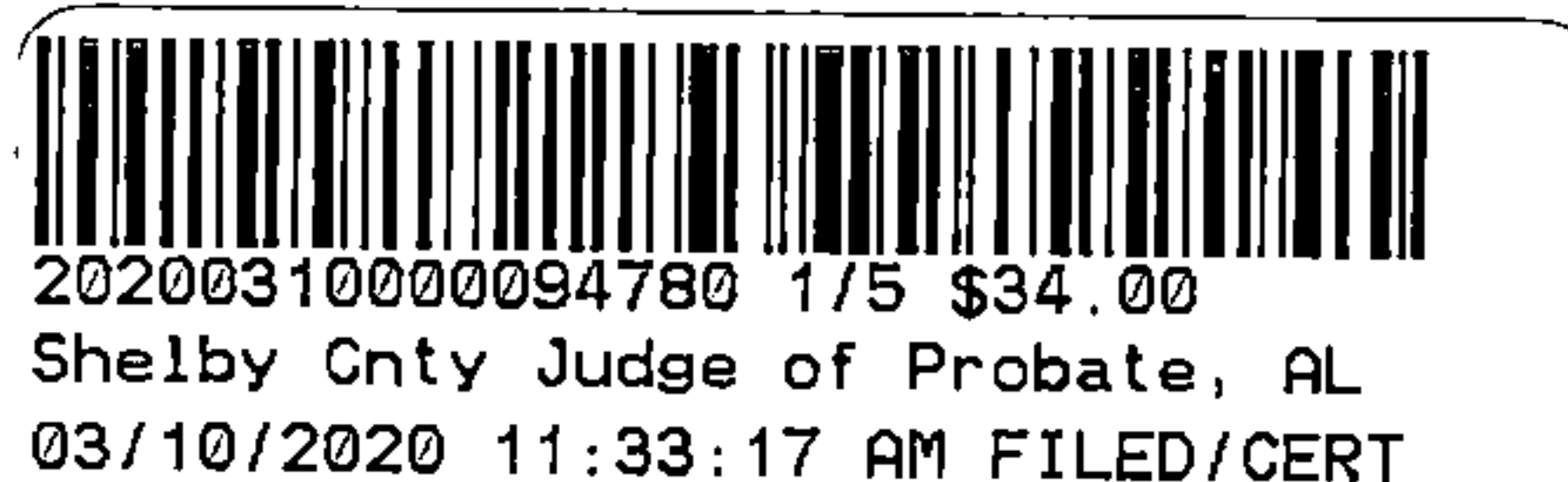
My name is William C. Byrd, II and I am a licensed Alabama attorney in the active practice of law in the State of Alabama. I have personal knowledge of the matters set forth herein.

I prepared that certain Statutory Warranty Deed by and between Clayton Land Investment, LLC to TCG Koslin, LLC dated February 18, 2020, and recorded on February 24, 2020, in the Office of the Judge of Probate of Shelby County, Alabama ("Judge of Probate") as Instrument Number 20200224000072240 (the "Deed").

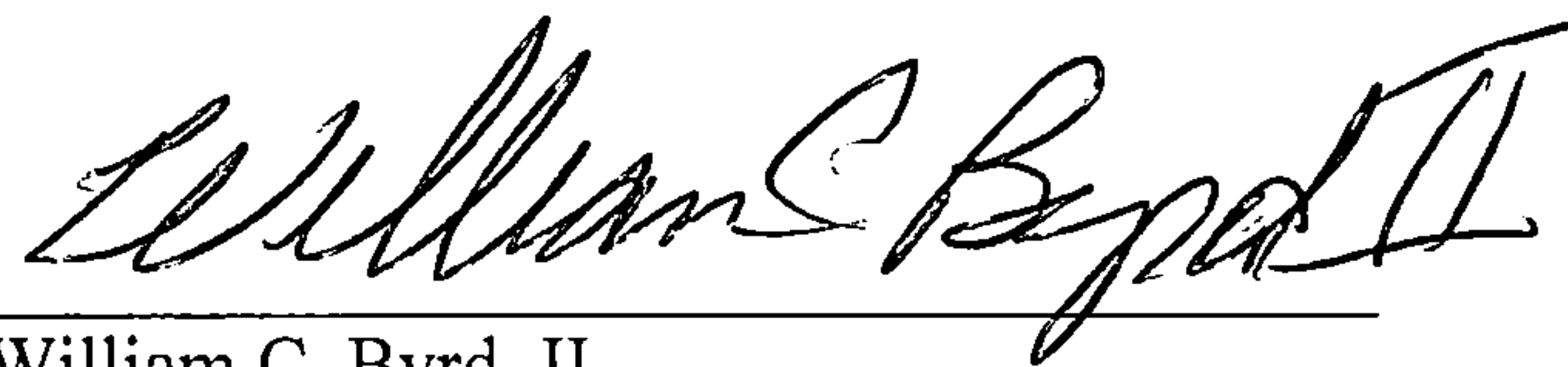
It came to my attention after the recording of the Deed that in the first paragraph of the Deed the Grantee, TCG Koslin, LLC was shown as an Alabama limited liability company. TCG Koslin, LLC is a Delaware limited liability company. The first paragraph of the Deed should be deleted and inserted in lieu thereof the following paragraph be inserted:

"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**, a Delaware limited liability company (the "Grantee")."

Further affiant sayeth not.



This the 4th day of March, 2020.



William C. Byrd, II

STATE OF ALABAMA)

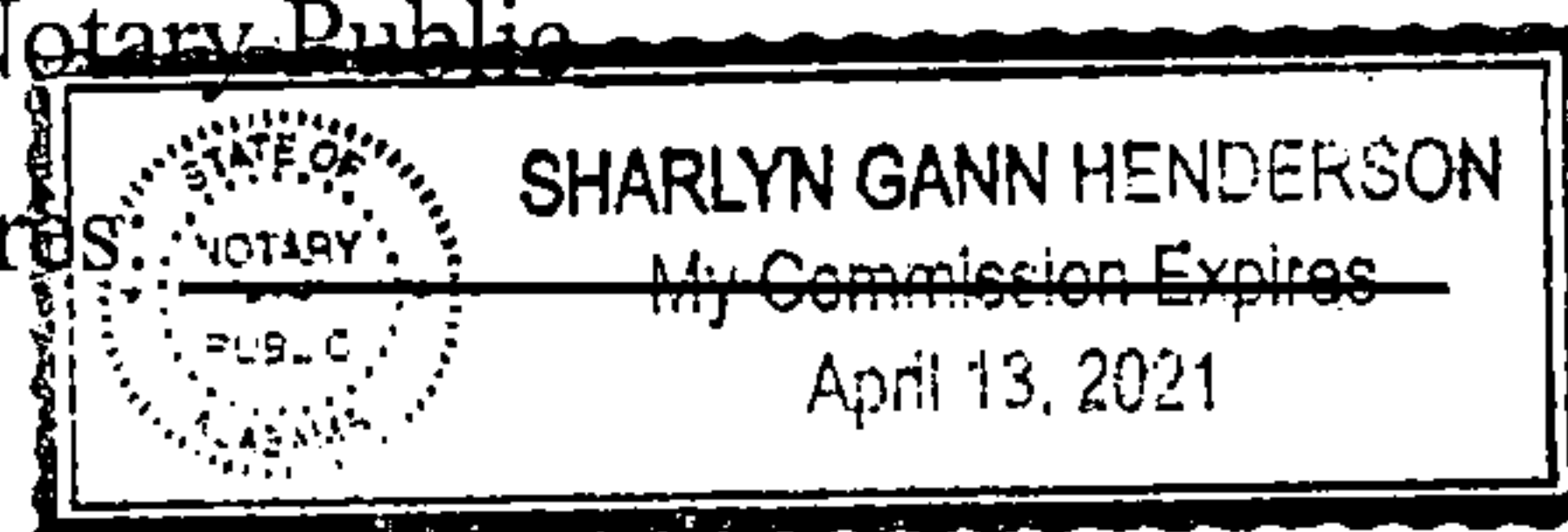
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that William C. Byrd, II, whose name 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, he executed the same voluntarily as of the date hereof.

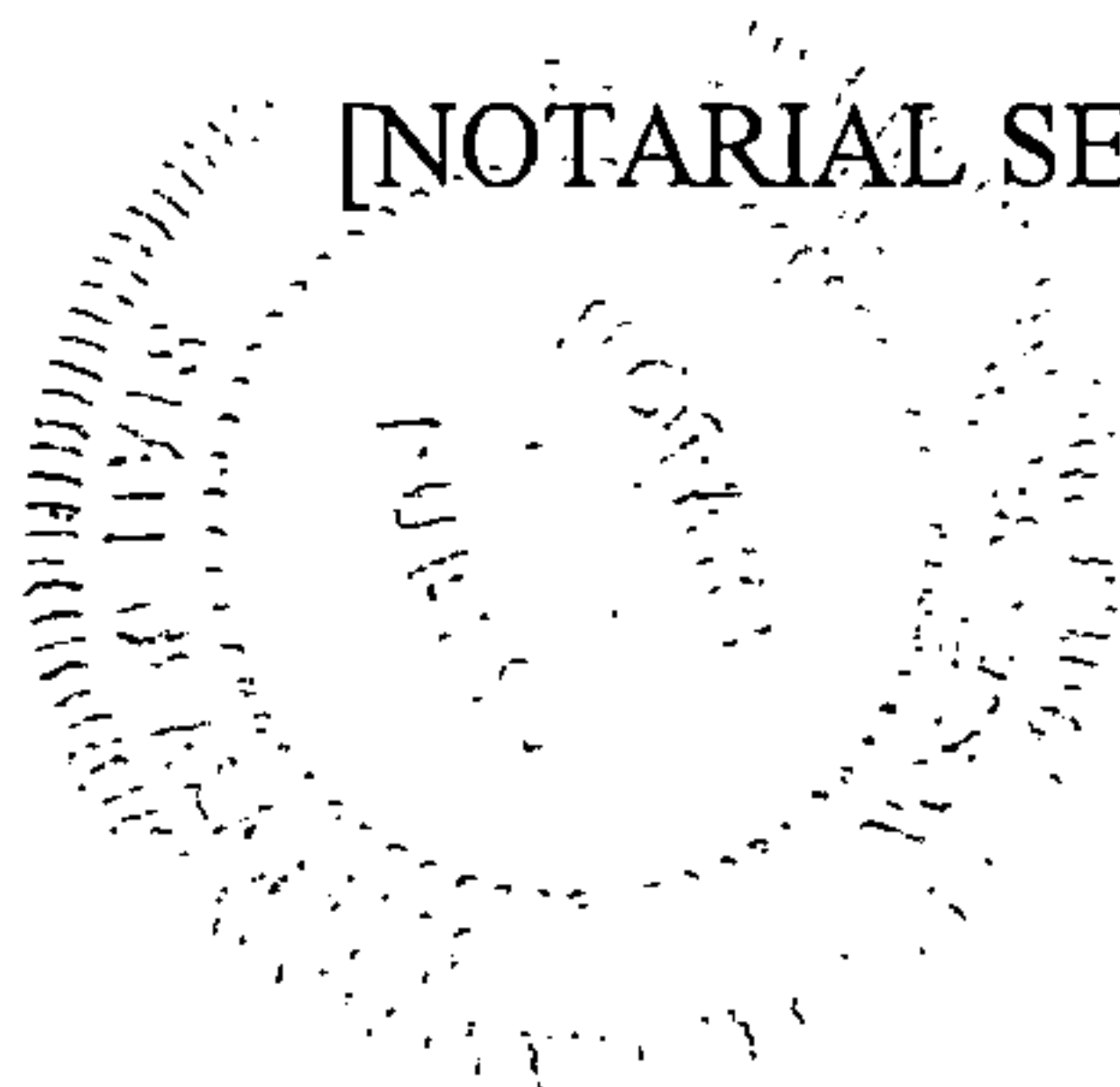
Given under my hand and official seal 4th day of March, 2020.


Notary Public

My commission expires:



[NOTARIAL SEAL]




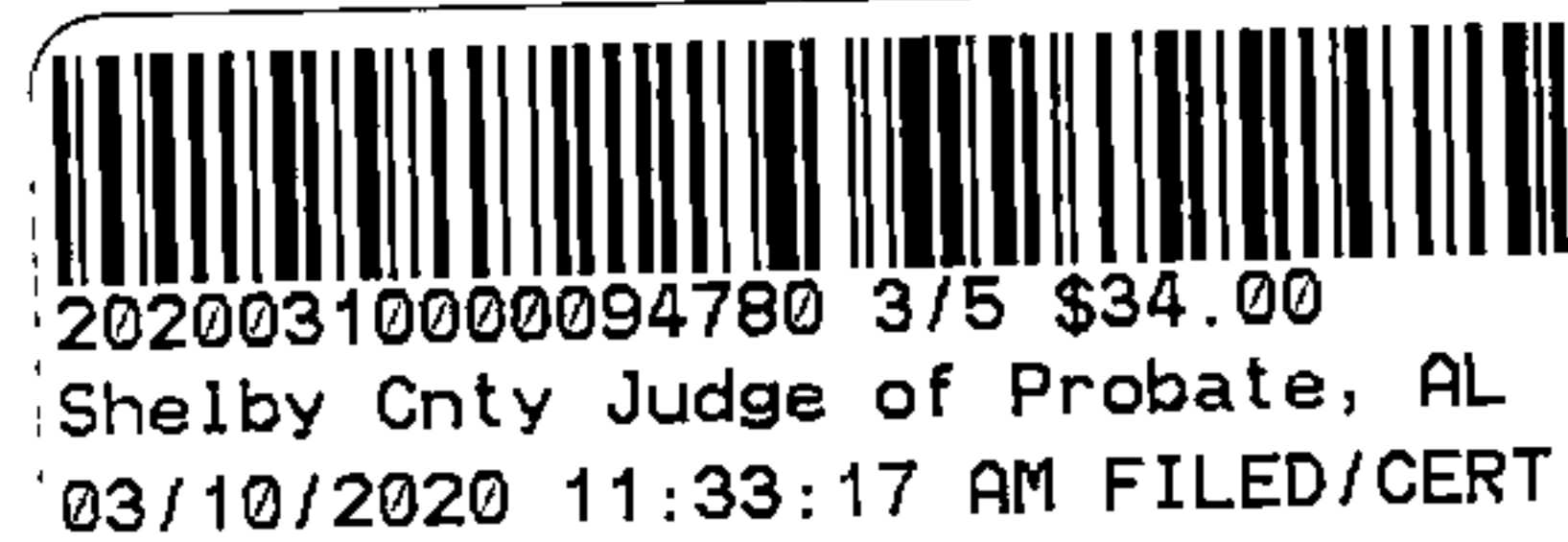

20200310000094780 2/5 \$34.00
Shelby Cnty Judge of Probate, AL
03/10/2020 11:33:17 AM FILED/CERT

EXHIBIT A



Tract I-Koslin Farm West Property

A Parcel being described as follows to-wit:

Commence at the 3" solid iron in place accepted as the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ Section 6 Township 22 South Range 2 West Shelby County, Alabama; Said point being the POINT OF BEGINNING.

From this POINT OF BEGINNING,

thence proceed South $87^{\circ} 33' 12''$ East for a distance of 1338.70' feet to a 1 1/2" iron pipe marking the Southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$;

thence proceed South $86^{\circ} 27' 38''$ East for a distance of 47.41' to a 1/2" capped rebar;

thence proceed along County Road 12 Right-of-Way on a curve to the left having, a radius of 778.51 feet, an arc length of 164.85.31 feet and whose long chord bears North $01^{\circ} 24' 58''$ East, a distance of 526.83 feet to a point of tangent;

thence proceed along County Road 12 Right-of-Way North $03^{\circ} 36' 55''$ West for a distance of 19.35' feet to a point; thence proceed along County Road 12 Right-of-Way North $04^{\circ} 15' 26''$ West for a distance of 111.93' feet to a point;

thence proceed along County Road 12 Right-of-Way on a curve to the right having, a radius of 850.00 feet, an arc length of 548.90 feet and whose long chord bears North $23^{\circ} 34' 28''$ East, a distance of 539.41 feet to a point;

thence proceed along County Road 12 Right-of-Way North $42^{\circ} 04' 27''$ East for a distance of 44.14' feet to a point;

thence proceed along County Road 12 Right-of-Way on a curve to the left having, a radius of 661.51 feet, an arc length of 177.79 feet and whose long chord bears North $34^{\circ} 22' 07''$ East, a distance of 177.25 feet to a point of tangent;

thence proceed North $59^{\circ} 34' 34''$ West for a distance of 79.74' to a point;

thence proceed along a curve to the left having, a radius of 1225 feet, an arc length of 317.87 feet and whose long chord bears North $67^{\circ} 00' 36''$ West, a distance of 316.98 feet to a point of tangent;

thence proceed North $15^{\circ} 33' 22''$ East for a distance of 202.50' to a point;

thence proceed along Highway 22 Right-of-Way North $89^{\circ} 26' 58''$ West for a distance of 177.68' feet to a 2" fence post;

thence proceed along Highway 22 Right-of-Way North $88^{\circ} 25' 52''$ West for a distance of 261.52' feet to a point;

thence proceed along Highway 22 Right-of-Way North $87^{\circ} 38' 58''$ West for a distance of 989.32' feet to a 2" metal fence post;

thence proceed South $00^{\circ} 23' 47''$ East for a distance of 1318.04' to the POINT OF BEGINNING of the property containing approximately 44.78+/- acres.

Parcel shall be maintained in accordance with all federal, state, and local laws and regulations to prevent loss of embankment and erosion of lands.

Tract II--Koslin Farm West Commercial Property

A Parcel being described as follows to-wit:

Commence at the 3" solid iron in place accepted as the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ Section 6 Township 22 South Range 2 West Shelby County, Alabama; Said point being the POINT OF COMMENCEMENT.

Thence from this POINT OF COMMENCEMENT proceed North $00^{\circ} 23' 47''$ West for a distance of 1318.04' to a 2" metal post;

thence proceed along Highway 22 Right-of-Way South $87^{\circ} 38' 58''$ East for a distance of 989.32' feet to a point;

thence proceed along Highway 22 Right-of-Way South $88^{\circ} 25' 52''$ East for a distance of 261.52' feet to a 2" fence post;

thence proceed along Highway 22 Right-of-Way South $89^{\circ} 26' 58''$ East for a distance of 177.68' feet to a point;

Said point being the POINT OF BEGINNING.

From this POINT OF BEGINNING,

thence proceed South $15^{\circ} 33' 22''$ West for a distance of 202.50' to a point;

thence proceed along a curve to the left having, a radius of 1225 feet, an arc length of 317.87 feet and whose long chord bears South $67^{\circ} 00' 36''$ East, a distance of 316.98 feet to a point of tangent;

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thence proceed South 59° 34' 34" East for a distance of 79.74' to a point;
thence proceed along County Road 12 Right-of-Way on a curve to the left having, a radius of 661.00 feet, an arc length of 270.00 feet and whose long chord bears North 14°57'40" East, a distance of 268.13 feet to a point;
thence proceed North 52° 47' 27" West for a distance of 151.81' to a point;
thence proceed along Highway 22 Right-of-Way on a curve to the left having, a radius of 11509.18.00 feet, an arc length of 200.47 feet and whose long chord bears South 89°26'22" West, a distance of 200.47 feet to a point;
thence proceed Highway 22 Right-of-Way North 54° 09' 03" West for a distance of 17.06' to a point;
thence proceed North 89° 26' 58" West for a distance of 40.29' to the POINT OF BEGINNING of the property containing approximately 2.31+/- acres.
Parcel shall be maintained in accordance with all federal, state, and local laws and regulations to prevent loss of embankment and erosion of lands.

Tract III- Koslin Farm East Property

A Parcel being described as follows to-wit:

Commence at the 1" open top pipe in place accepted as the Southeast corner of the Northwest ¼ of the Southwest ¼ Section 5 Township 22 South Range 2 West Shelby County, Alabama; Said point being the POINT OF BEGINNING.

From this POINT OF BEGINNING,

thence proceed North 01° 46' 26" West for a distance of 1349.84' feet to a 1" iron pipe marking the Northeast corner of the NE ¼ of the SW ¼ ;
thence proceed North 88° 51' 03" West for a distance of 335.35' to a point;
thence proceed South 06° 37' 11" West for a distance of 216.55' to a point;
thence proceed South 16° 52' 58" East for a distance of 46.44' to a point;
thence proceed South 31° 32' 35" East for a distance of 46.44' to a point;
thence proceed South 01° 41' 22" East for a distance of 67.74' to a point;
thence proceed South 31° 32' 35" West for a distance of 282.46' to a point;
thence proceed North 75° 37' 58" East for a distance of 58.08' to a point;
thence proceed North 59° 34' 34" West for a distance of 90.68' to a point on County Road 12 Right-of-Way;
thence proceed along County Road 12 Right-of-Way on a curve to the left having, a radius of 786.00 feet, an arc length of 178.82 feet and whose long chord bears South 24°56'46" West, a distance of 178.43 feet to a point of tangent;
thence proceed along County Road 12 Right-of-Way South 59° 09' 10" West for a distance of 59.85' feet to a point;
thence proceed along County Road 12 Right-of-Way on a curve to the right having, a radius of 761.00 feet, an arc length of 84.41 feet and whose long chord bears South 38°47'00" West, a distance of 87.36 feet to a point of tangent;
thence proceed along County Road 12 Right-of-Way South 42° 04' 27" West for a distance of 44.14' feet to a point;
thence proceed along County Road 12 Right-of-Way on a curve to the left having, a radius of 750.00 feet, an arc length of 538.31 feet and whose long chord bears South 21°30'44" West, a distance of 526.83 feet to a point of tangent;
thence proceed along County Road 12 Right-of-Way South 12° 24' 49" West for a distance of 50.96' feet to a point;
thence proceed along County Road 12 Right-of-Way on a curve to the right having, a radius of 858.51 feet, an arc length of 183.03 feet and whose long chord bears South 00°55'04" West, a distance of 182.68 feet to a 1/2" rebar;
thence proceed South 88° 57' 01" East for a distance of 1196.98' feet to a point, said point being the POINT OF BEGINNING of the Easement containing approximately 26.79+/- acres.
Parcel shall be maintained in accordance with all federal, state, and local laws and regulations to prevent loss of embankment and erosion of lands.

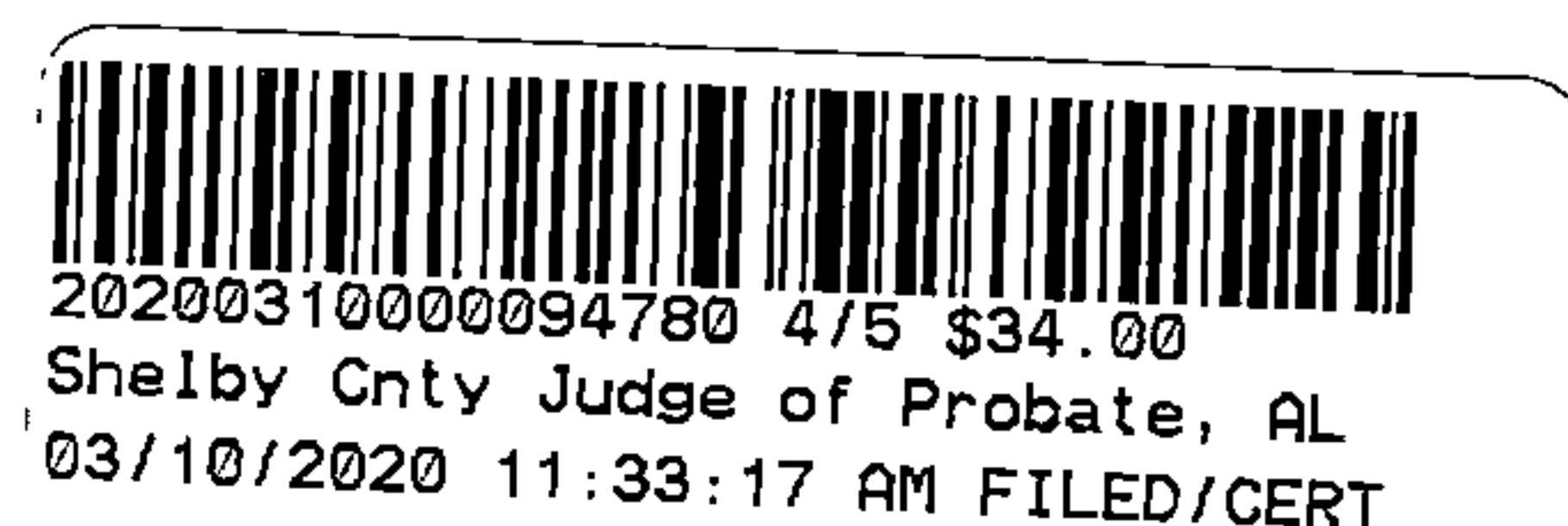
Tract IV--Koslin Farm East Commercial Property

A Parcel being described as follows to-wit:

Commence at the 1" iron in place accepted as the Northeast corner of the Northwest ¼ of the Southwest ¼ Section 5 Township 22 South Range 2 West Shelby County, Alabama; Said point being the POINT OF COMMENCEMENT.
thence proceed North 88° 51' 03" West for a distance of 335.35' to a point;
Said point being the POINT OF BEGINNING.

From this POINT OF BEGINNING,

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thence proceed South 06° 37' 11" West for a distance of 216.55' to a point;
thence proceed South 16° 52' 58" East for a distance of 46.44' to a point;
thence proceed South 31° 32' 35" East for a distance of 46.44' to a point;
thence proceed South 01° 41' 22" East for a distance of 67.74' to a point;
thence proceed South 31° 32' 35" West for a distance of 282.46' to a point;
thence proceed North 75° 37' 58" East for a distance of 58.08' to a point;
thence proceed North 59° 34' 34" West for a distance of 90.68' to a point on County Road 12 Right-of-Way;
thence proceed along County Road 12 Right-of-Way on a curve to the right having, a radius of 786 feet, an arc length of 208.10 feet and whose long chord bears North 10°50'38" East, a distance of 207.50 feet to a point of tangent;
thence proceed North 38° 21' 01" East for a distance of 139.99' to a point;
thence proceed along Highway 22 Right-of-Way North 87° 30' 33" East for a distance of 144.49' feet to a point;
thence proceed along Highway 22 Right-of-Way South 88° 51' 03" East for a distance of 132.03' feet to a point; said point being the POINT OF BEGINNING of the Easement containing approximately 3.00+/- acres.
Parcel shall be maintained in accordance with all federal, state, and local laws and regulations to prevent loss of embankment and erosion of lands.

