

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	Mailing Address:	2700 Highway 280, Suite 425
Property Address:	Birmingham, AL 35223 Acreage off Chelsea Park Road Chelsea, AL to be Common Areas in Chelsea Park	Date of Sale:	Birmingham, AL 35223 December 23, 2020
		Purchase Price:	\$1000 (no assessed value)

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 in Exhibit A attached hereto and incorporated herein.

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.

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 29th day of December, 2020.

Chelsea Park Holding, LLC

By: 

Name: Douglas D. Eddleman

As Its: Managing Member

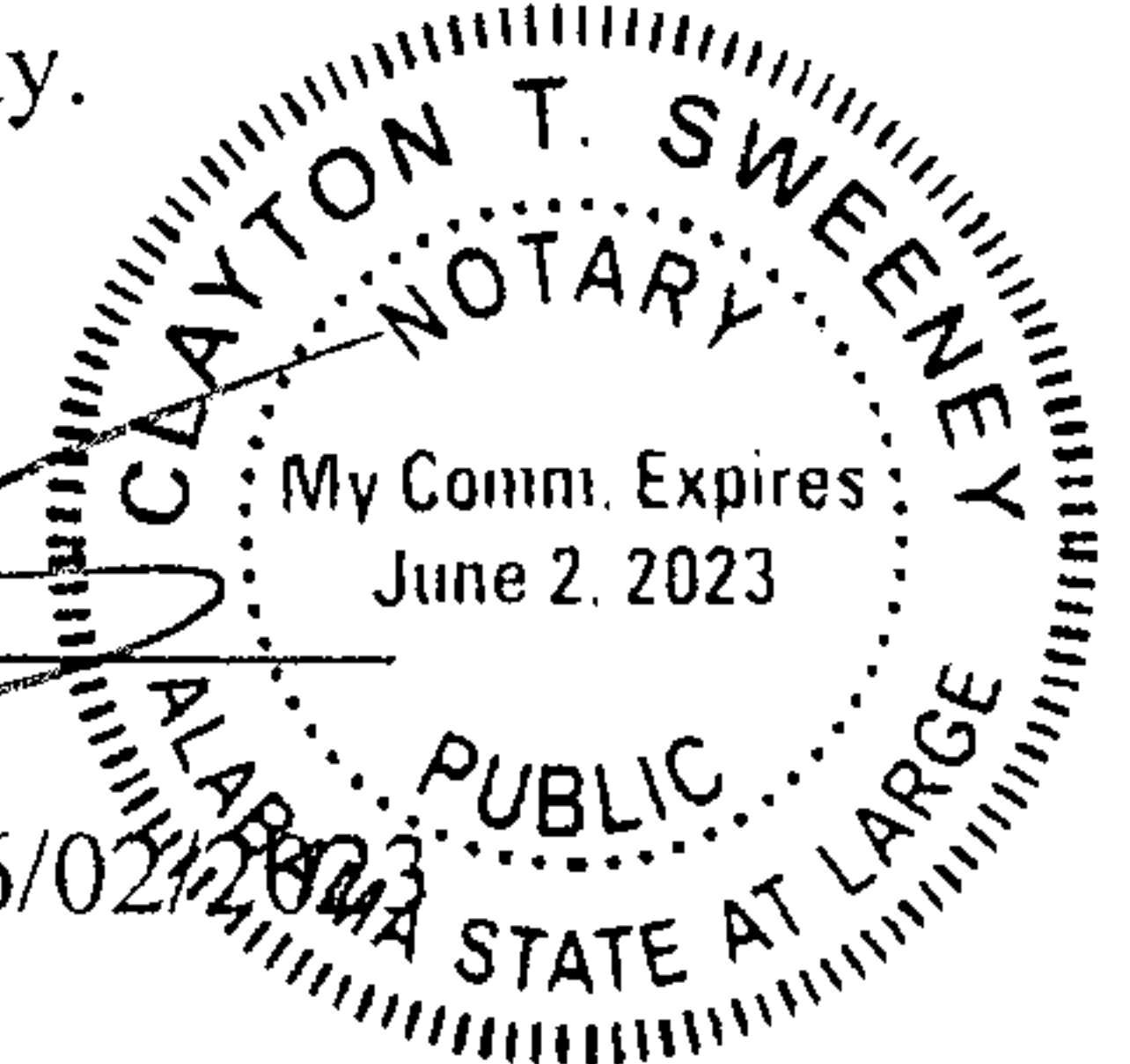
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Douglas D. Eddleman as the Managing Member for **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, s/he has executed the same voluntarily for and as the act of said entity.

Given under my hand and seal this 29th day of December, 2020.


Notary Public

My Commission Expires: 06/02/2023



Chelsea Park Lands Ltd.

By: Eddleman Properties, LLC, its General Partner

By: 

Name: Douglas D. Eddleman

As Its: Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Douglas D. Eddleman as the Member 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 member and with full authority executed the same voluntarily for and as the act of said limited liability company in its capacity as such General Partner of said limited liability company.

Given under my hand and seal this 29th day of December, 2020.


Notary Public

My Commission Expires: 06/02/2023

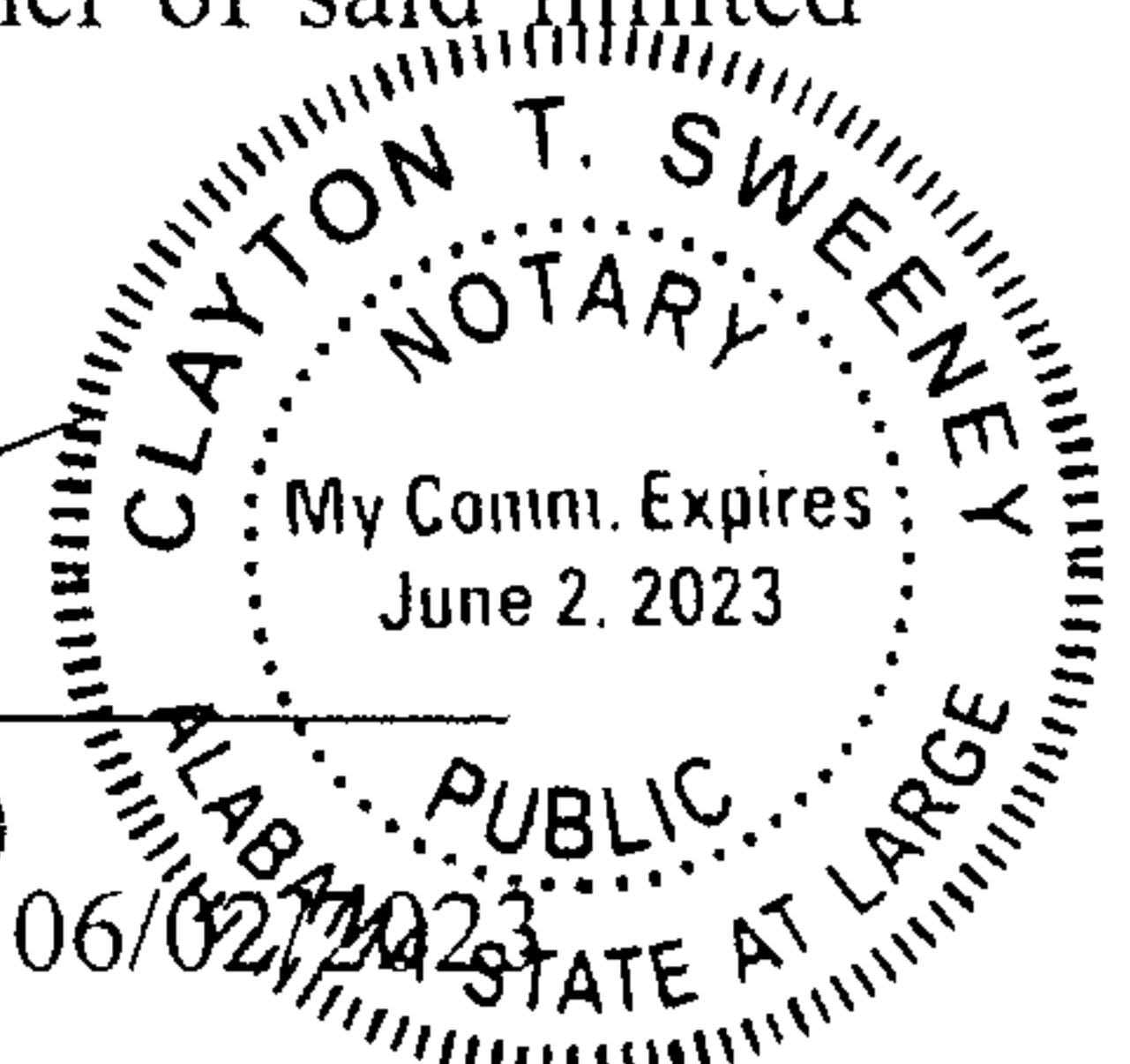


Exhibit A
Legal Description of Common Areas

COMMON AREA 13-1

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

COMMENCE AT THE NORTHWEST CORNER OF LOT 1479 ACCORDING TO THE MAP OF CHELSEA PARK 14 SECTOR, PARK CROSSINGS AS RECORDED IN MAP BOOK 47 PAGES 96A AND 96B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF PARK CROSSINGS LANE AS SHOWN ON SAID MAP; THENCE RUN ALONG THE NORTHERLY LINE OF LOTS 1479 THROUGH 1446 THE FOLLOWING COURSES: NORTH 62 DEGREES 00 MINUTES 59 SECONDS EAST FOR 1749.60 FEET; NORTH 58 DEGREES 52 MINUTES 13 SECONDS EAST FOR 53.93 FEET; NORTH 37 DEGREES 49 MINUTES 02 SECONDS EAST FOR 54.41 FEET; NORTH 35 DEGREES 10 MINUTES 12 SECONDS EAST FOR 66.14 FEET; NORTH 37 DEGREES 43 MINUTES 08 SECONDS EAST FOR 71.83 FEET; THENCE RUN NORTH 46 DEGREES 00 MINUTES 07 SECONDS EAST FOR 75.88 FEET; THENCE RUN SOUTH 39 DEGREES 38 MINUTES 46 SECONDS EAST ALONG THE EASTERLY LINE OF LOT 1446 OF SAID RECORDED MAP FOR 120.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF PARK CROSSINGS DRIVE AS RECORDED AND DEDICATED BY SAID MAP, AND THE POINT OF BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 384.49 FEET, A CHORD BEARING OF NORTH 65 DEGREES 16 MINUTES 57 SECONDS EAST, AND A CHORD LENGTH OF 196.95 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 199.17 FEET; TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CHELSEA PARK ROAD, AS RECORDED IN CHELSEA PARK ROAD DEDICATION NO 1 IN MAP BOOK 37 PAGES 107 A,B,C & D IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; AND THE POINT OF BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 34 DEGREES 28 MINUTES 23 SECONDS EAST, AND A CHORD LENGTH OF 37.27 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 42.05 FEET; TO A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 520.00 FEET, A CHORD BEARING OF NORTH 26 DEGREES 45 MINUTES 17 SECONDS WEST, AND A CHORD LENGTH OF 234.62 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, AND SAID RIGHT OF WAY LINE FOR 236.66 FEET; TO A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 87 DEGREES 58 MINUTES 57 SECONDS WEST, AND A CHORD LENGTH OF 37.27 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 42.05 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE; RUN SOUTH 43 DEGREES 49 MINUTES 40 SECONDS WEST FOR 22.43 FEET; THENCE RUN SOUTH 45 DEGREES 01 MINUTES 02 SECONDS EAST FOR 120.02 FEET; THENCE RUN SOUTH 51 DEGREES 10 MINUTES 21 SECONDS WEST FOR 78.30 FEET; THENCE RUN SOUTH 63 DEGREES 27 MINUTES 33 SECONDS WEST FOR 190.16 FEET; THENCE RUN SOUTH 58 DEGREES 04 MINUTES 13 SECONDS WEST FOR 1169.58 FEET; THENCE RUN NORTH 62 DEGREES 14 MINUTES 36 SECONDS WEST FOR 245.31 FEET; THENCE RUN NORTH 28 DEGREES 49 MINUTES 12 SECONDS EAST FOR 120.00 FEET; THENCE RUN NORTH 60 DEGREES 41 MINUTES 29 SECONDS WEST FOR 14.46 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CHELSEA PARK CROSSING AS RECORDED IN SAID MAP BOOK 37 PAGES 107 A,B,C & D AND THE POINT OF BEGINNING OF A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 74 DEGREES 56 MINUTES 12 SECONDS WEST, AND A CHORD LENGTH OF 34.66 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 38.29 FEET; TO A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 1380.00 FEET, A CHORD BEARING OF SOUTH 46 DEGREES 01 MINUTES 14 SECONDS WEST, AND A CHORD LENGTH OF 712.58 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 720.74 FEET; THENCE RUN SOUTH 60 DEGREES 58 MINUTES 58 SECONDS WEST ALONG SAID RIGHT OF WAY LINE FOR 70.24 FEET; TO A CURVE TO THE LEFT,

HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 15 DEGREES 58 MINUTES 58 SECONDS WEST, AND A CHORD LENGTH OF 35.36 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 39.27 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PARK CROSSINGS LANE THENCE RUN SOUTH 29 DEGREES 01 MINUTES 02 SECONDS EAST ALONG SAID RIGHT OF WAY LINE FOR 100.44 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 262,237.27 S.F. OR 6.02 ACRES MORE OR LESS.

COMMON AREA 13-2

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

COMMENCE AT THE NORTHWEST CORNER OF LOT 1479 ACCORDING TO THE MAP OF CHELSEA PARK 14 SECTOR, PARK CROSSINGS AS RECORDED IN MAP BOOK 47 PAGES 96A AND 96B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF PARK CROSSINGS LANE AS SHOWN ON SAID MAP; THENCE RUN ALONG THE NORTHERLY LINE OF LOTS 1479 THROUGH 1446 THE FOLLOWING COURSES: NORTH 62 DEGREES 00 MINUTES 59 SECONDS EAST FOR 1749.60 FEET; NORTH 58 DEGREES 52 MINUTES 13 SECONDS EAST FOR 53.93 FEET; NORTH 37 DEGREES 49 MINUTES 02 SECONDS EAST FOR 54.41 FEET; NORTH 35 DEGREES 10 MINUTES 12 SECONDS EAST FOR 66.14 FEET; NORTH 37 DEGREES 43 MINUTES 08 SECONDS EAST FOR 71.83 FEET; THENCE RUN NORTH 46 DEGREES 00 MINUTES 07 SECONDS EAST FOR 75.88 FEET; THENCE RUN SOUTH 39 DEGREES 38 MINUTES 46 SECONDS EAST ALONG THE EASTERLY LINE OF LOT 1446 OF SAID RECORDED MAP FOR 120.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF PARK CROSSINGS DRIVE AS RECORDED AND DEDICATED BY SAID MAP, AND THE POINT OF BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 384.49 FEET, A CHORD BEARING OF NORTH 65 DEGREES 16 MINUTES 57 SECONDS EAST, AND A CHORD LENGTH OF 196.95 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 199.17 FEET; TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CHELSEA PARK ROAD, AS RECORDED IN CHELSEA PARK ROAD DEDICATION NO 1 IN MAP BOOK 37 PAGES 107 A,B,C & D IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE POINT OF BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 34 DEGREES 28 MINUTES 23 SECONDS EAST, AND A CHORD LENGTH OF 37.27 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 42.05 FEET; TO A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 520.00 FEET, A CHORD BEARING OF NORTH 26 DEGREES 45 MINUTES 17 SECONDS WEST, AND A CHORD LENGTH OF 234.62 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 236.66 FEET; TO A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 87 DEGREES 58 MINUTES 57 SECONDS WEST, AND A CHORD LENGTH OF 37.27 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, AND SAID RIGHT OF WAY LINE FOR 42.05 FEET; THENCE RUN NORTH 46 DEGREES 10 MINUTES 20 SECONDS WEST ALONG SAID RIGHT OF WAY LINE FOR 60.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE LEAVING SAID RIGHT OF WAY LINE RUN SOUTH 43 DEGREES 49 MINUTES 40 SECONDS WEST FOR 22.43 FEET; TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 145.00 FEET, A CHORD BEARING OF SOUTH 49 DEGREES 16 MINUTES 28 SECONDS WEST, AND A CHORD LENGTH OF 27.53 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 27.57 FEET; THENCE RUN NORTH 35 DEGREES 16 MINUTES 44 SECONDS WEST FOR 179.78 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CHELSEA PARK ROAD AND THE POINT OF BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 520.00 FEET, A CHORD BEARING OF SOUTH 61 DEGREES 13 MINUTES 14 SECONDS EAST, AND A CHORD LENGTH OF 156.75 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 157.35 FEET; TO A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 04

DEGREES 21 MINUTES 43 SECONDS EAST, AND A CHORD LENGTH OF 37.27 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 42.05 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 7,766.51 S.F. OR 0.18 ACRES MORE OR LESS.

COMMON AREA 13-3

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

COMMENCE AT THE NORTHWEST CORNER OF LOT 1479 ACCORDING TO THE MAP OF CHELSEA PARK 14 SECTOR, PARK CROSSINGS AS RECORDED IN MAP BOOK 47 PAGES 96A AND 96B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF PARK CROSSINGS LANE AS SHOWN ON SAID MAP; THENCE RUN NORTH 29 DEGREES 01 MINUTES 02 SECONDS WEST ALONG SAID RIGHT OF WAY LINE FOR 100.44 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CHELSEA PARK CROSSING AND THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 15 DEGREES 58 MINUTES 58 SECONDS EAST, AND A CHORD LENGTH OF 35.36 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, AD SAID RIGHT OF WAY LINE FOR 39.27 FEET; THENCE RUN NORTH 60 DEGREES 58 MINUTES 58 SECONDS EAST ALONG SAID RIGHT OF WAY LINE FOR 70.24 FEET; TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1380.00 FEET, A CHORD BEARING OF NORTH 46 DEGREES 01 MINUTES 14 SECONDS EAST, AND A CHORD LENGTH OF 712.58 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 720.74 FEET; TO A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 74 DEGREES 56 MINUTES 12 SECONDS EAST, AND A CHORD LENGTH OF 34.66 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 38.29 FEET THENCE RUN NORTH 28 DEGREES 48 MINUTES 54 SECONDS EAST ALONG SAID RIGHT OF WAY LINE FOR 60.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED 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 17 DEGREES 18 MINUTES 24 SECONDS WEST, AND A CHORD LENGTH OF 34.66 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 38.29 FEET; TO A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 1380.00 FEET, A CHORD BEARING OF NORTH 24 DEGREES 13 MINUTES 45 SECONDS EAST, AND A CHORD LENGTH OF 112.81 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE FOR 112.84 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE RUN SOUTH 68 DEGREES 06 MINUTES 48 SECONDS EAST FOR 35.78 FEET; THENCE RUN SOUTH 04 DEGREES 18 MINUTES 13 SECONDS EAST FOR 31.45 FEET; THENCE RUN SOUTH 28 DEGREES 49 MINUTES 12 SECONDS WEST FOR 114.57 FEET; THENCE RUN NORTH 60 DEGREES 48 MINUTES 07 SECONDS WEST FOR 18.69 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CHELSEA PARK CROSSING AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 6,173.35 S.F. OR 0.14 ACRES MORE OR LESS.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/30/2020 10:34:00 AM
 \$35.00 CHARITY
 20201230000600230

Allen S. Bayl