

This Instrument was Prepared by:

Send Tax Notice To: DREAMZ UNLIMITED PROPERTIES, LLC

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

CORPORATION STATUTORY  
WARRANTY DEED

State of Alabama } Know All Men by These Presents:  
County of Shelby

That in consideration of the sum of **Seven Hundred Fifty Thousand Dollars and No Cents (\$750,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **TCG KOSLIN FARMS, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **DREAMZ UNLIMITED PROPERTIES, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

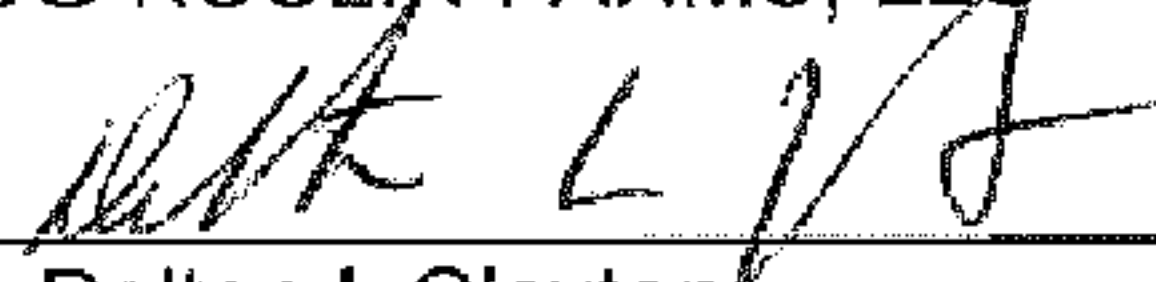
This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

**\$499,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.


IN WITNESS WHEREOF, the said Grantor, by its Managing Member who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of March, 2022.

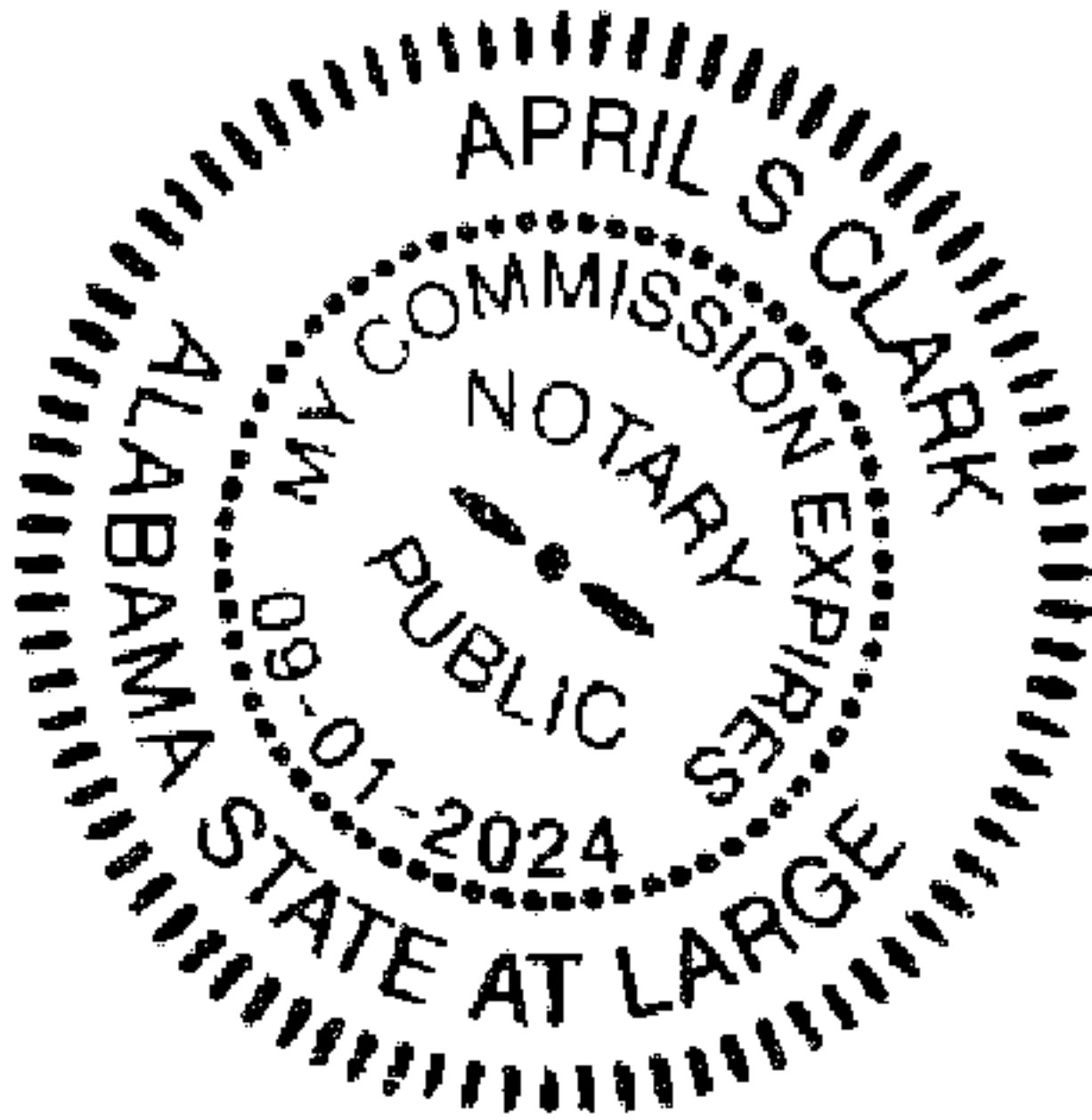
TCG KOSLIN FARMS, LLC  
  
By Delton L. Clayton  
Managing Member

State of Alabama  
County of Shelby

I, April Clark, a Notary Public in and for said County in said State, hereby certify that Delton L. Clayton of Managing Member of TCG KOSLIN FARMS, LLC 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 the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 31st day of March, 2022.

  
Notary Public, State of Alabama  
My Commission Expires: 9/1/2022



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the Southwest corner of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama; thence proceed North 02° 08' 04" West along the West boundary of said Section 5 for a distance of 2672.5 feet to a point on the Southerly right-of-way of Highway No. 22; thence proceed South 89° 27' 40" East along the Southerly right-of-way of said Highway No. 22 for a distance of 131.21 feet to the point of beginning. From this beginning point proceed South 89° 35' 25" East along the Southerly right-of-way of said Highway No. 22 for a distance of 56.90 feet; to the P. C. of a concave curve left having an arc distance of 200.47 feet and a radius of 11509.18 feet; thence proceed Northeasterly along the curvature of said curve and along the Southerly right-of-way of Highway 22 for a chord bearing and distance of North 89° 26' 22" East, 200.47 feet to the P. T. of said curve being a point on the flare back right-of-way of said Highway No. 22; thence proceed South 52° 47' 27" East along the said flare back right-of-way for a distance of 148.44 feet to a point on the Westerly right-of-way of Shelby County Road No. 12; thence proceed Southwesterly along the Westerly right-of-way of said Shelby County road No. 12 and along the curvature of a concave curve right having an arc distance of 244.78 feet and a radius of 693.97 feet for a chord bearing and distance of South 14° 12' 38" West, 243.51 feet to the P. T. of said curve; thence proceed South 72° 50' 44" West along the flare back right-of-way of said Shelby County Highway 12 for a distance of 33.87 feet to a point on the Northerly right-of-way of Koslin Loop; thence proceed North 59° 34' 34" West along the Northerly right-of-way of said Koslin Loop for a distance of 50.05 feet to the P. C. of a concave curve left having an arc distance of 317.88 feet and a radius of 1225.00 feet; thence proceed Northwesterly along the Northerly right-of-way of Koslin Loop and along the curvature of said curve for a chord bearing and distance of North 67° 00' 36" West, 316.98 feet; thence proceed North 15° 33' 22" East for a distance of 192.15 feet to the point of beginning.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

|                  |  |                         |  |
|------------------|--|-------------------------|--|
| Grantor's Name   | TCG KOSLIN FARMS, LLC  | Grantee's Name          | DREAMZ UNLIMITED PROPERTIES, LLC                           |
| Mailing Address  | <u>100 Applegate Court</u><br><u>Pelham AL 35124</u>           | Mailing Address         | <u>2125 Arbort Hill Pkwy</u><br><u>Hoover - AL - 35244</u> |
| Property Address | <u>Hwy. 12&amp; Koslin Farms SD</u><br><u>Calera, AL 35040</u> | Date of Sale            | <u>March 31, 2022</u>                                      |
|                  |  | Total Purchase Price    | <u>\$750,000.00</u>  |
|                  |  | or                      |  |
|                  |  | Actual Value            | <u></u>  |
|                  |  | or                      |  |
|                  |  | Assessor's Market Value | <u></u>  |

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)

|                           |                   |
|---------------------------|-------------------|
| <u>xx</u> Bill of Sale    | <u></u> Appraisal |
| <u></u> Sales Contract    | <u></u> Other     |
| <u></u> Closing Statement |                   |

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 of 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 March 31, 2022Print TCG KOSLIN FARMS, LLCUnattestedSign   
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/01/2022 01:49:36 PM  
 \$279.00 CHERRY  
 20220401000133910

*Allen S. Boyd*

Form RT-1