

**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:

Grantor's Name:	TCG Koslin, LLC	Grantee's Name	D.R. Horton, Inc.-Birmingham
Mailing Address	100 Applegate Court Pelham, AL 35124	Mailing Address:	2188 Parkway Lake Drive Hoover, AL 35244
Property Address:	Lots 24 – 31, 42 – 49, Koslin Farms Phase 2, Sector 1, MB 58, Pg 63	Date of Sale:	September 14, 2023
		Purchase Price:	\$ 920,000

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

423 - 225 000 25122

STATE OF ALABAMA  
COUNTY OF SHELBY

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that **TCG KOSLIN, LLC**, a Delaware limited liability company ("Grantor"), for and in consideration of the purchase price set forth above and other good and valuable consideration hereby acknowledged to have been paid to Grantor by **D.R. HORTON, INC. - BIRMINGHAM**, an Alabama corporation ("Grantee"), does, upon and subject to any and all conditions, covenants, easements, exceptions, limitations, reservations, and restrictions hereinafter contained, hereby **GRANT, BARGAIN, SELL** and **CONVEY** unto Grantee the following described real property lying and being situate in Shelby County, Alabama (the "Property"), to-wit:

**LOTS 24, 25, 26, 27, 28, 29, 30, 31, 42, 43, 44, 45, 46, 47, 48, and 49, ACCORDING TO THE FINAL PLAT OF KOSLIN FARMS PHASE 2B, SECTOR 1, AS RECORDED AS INSTRUMENT NUMBER 20230831000263720 IN MAP BOOK 58, PAGE 63, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Grantor's conveyance of the Property is subject to the Permitted Exceptions set forth in Exhibit A attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters to which reference is hereinabove made, unto Grantee, and to the successors and assigns of Grantee, forever.

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 Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed and delivered by and through its duly authorized representative effective as of September 14, 2023.

TCG KOSLIN, LLC, a Delaware limited liability company

By:

Name: James P. Key, Jr.

Title: Authorized Agent

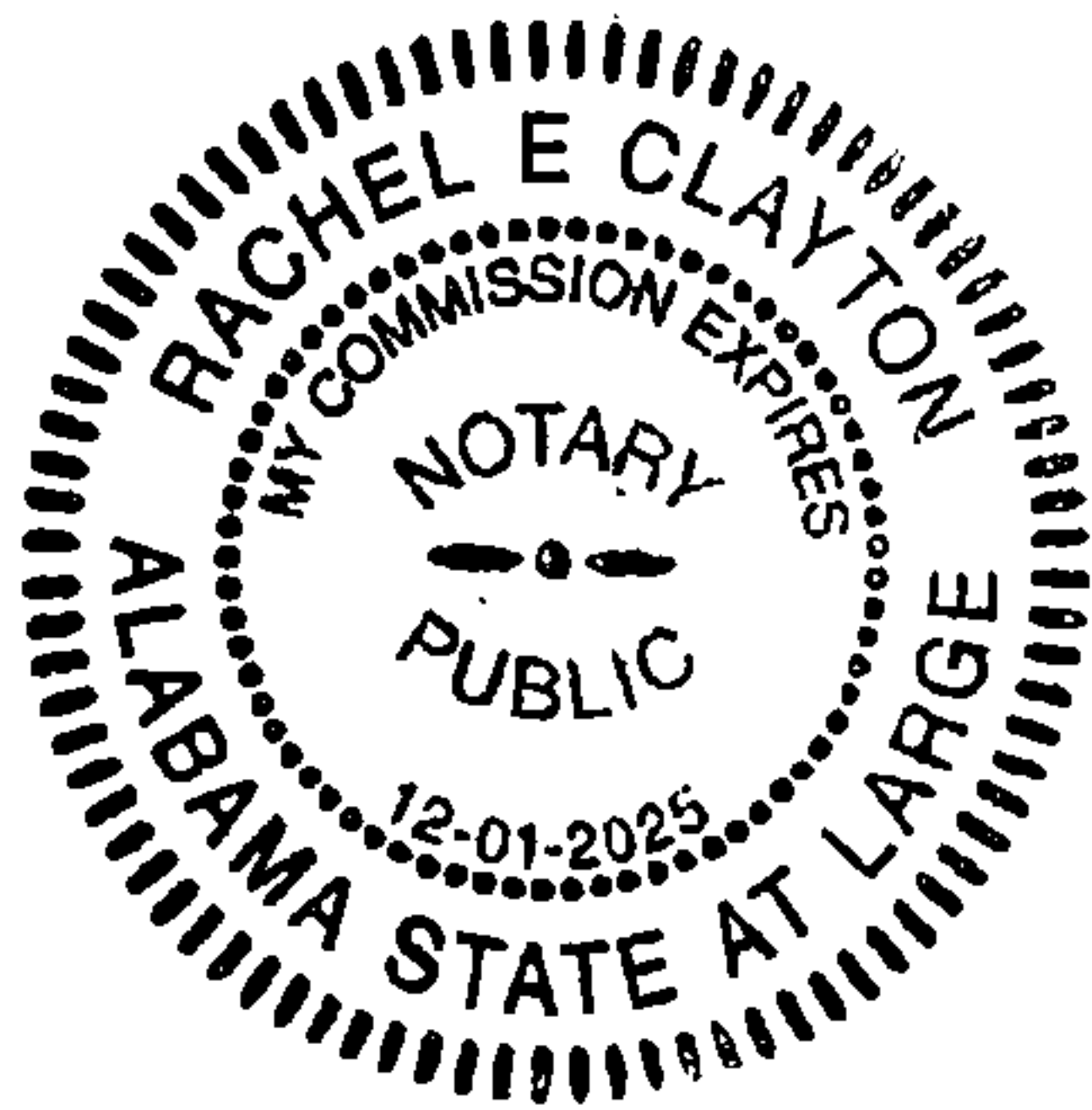
STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that James P. Key, Jr., whose name as Authorized Agent of TCG Koslin, LLC, a Delaware 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 such instrument, he, as such Authorized Agent and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal on this the 13 day of September, 2023.

{SEAL}



Rachel E. Clayton  
NOTARY PUBLIC

My Commission Expires: 12/01/2025

Exhibit A to Warranty Deed  
The Permitted Exceptions

1. Taxes for the year 2023 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel in, on, or under the Land.
3. Easement to Alabama Power Company recorded in Instrument 20210707000327220, in the Probate Office of Shelby County, Alabama.
4. Declaration of Protective Conditions, Covenants and Restrictions as recorded in Instrument 20220620000246890, in the Probate Office of Shelby County, Alabama, as amended by First Amendment to Declaration of Conditions, Covenants and Restrictions of Koslin Farms Subdivision, as recorded in Instrument Number 20230501000127480.
5. By-Laws of Koslin Farm's Homeowners Association, Inc., recorded in Instrument 20220620000246880, in the Probate Office of Shelby County, Alabama.
6. Such state of facts as shown on record subdivision plat recorded in Map Book 58, Page 63, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/15/2023 10:18:07 AM  
\$948.00 BRITTANI  
20230915000278060

*Allen S. Bayl*