

Prepared by and return to:  
John W. Monroe, Jr.  
Emmanuel, Sheppard & Condon  
30 S. Spring St.  
Pensacola, FL 32502  
10723-160993

AFFIDAVIT

STATE OF ALABAMA  
COUNTY OF SHELBY

BEFORE ME, the undersigned authority, personally appeared this date, William Bryan Adams, Manager of Garden Street Communities Southeast, LLC, a Florida limited liability company who, being by me first duly sworn, deposes and says the following:

1. The sole member of Garden Street Communities Southeast, LLC formerly known as Esplanade Communities of Florida, LLC is William Bryan Adams.

2. The Articles of Organization and Operating Agreement for Garden Street Communities Southeast, LLC have not been modified, amended or revoked as of the date of this affidavit.

3. William Bryan Adams, is authorized as Manager, to execute and deliver to Centennial Bank ("Lender") a mortgage and security agreement and such other legal documents required by Lender to secure, limited to the committed amount of \$4,762,500.00, the existing revolving line of credit loan from Lender in the amount of Fifteen Million and 00/100's Dollars which mortgage and security agreement shall encumber as a first priority lien that certain property described as follows:


See attached Exhibit "A"

4. That as of this date the Company and its members, are in good standing and none of the members have been dissociated or have been debtors in bankruptcy proceedings during the existence of the Company.

5. This affidavit is given to induce Emmanuel, Sheppard and Condon and Alliant National Title Insurance Company to issue its title policy insuring the contemplated transaction and shall remain in effect until written notice to the contrary is delivered to Emmanuel Sheppard and Condon.

FURTHER, affiant sayeth naught.

Garden Street Communities Southeast, LLC

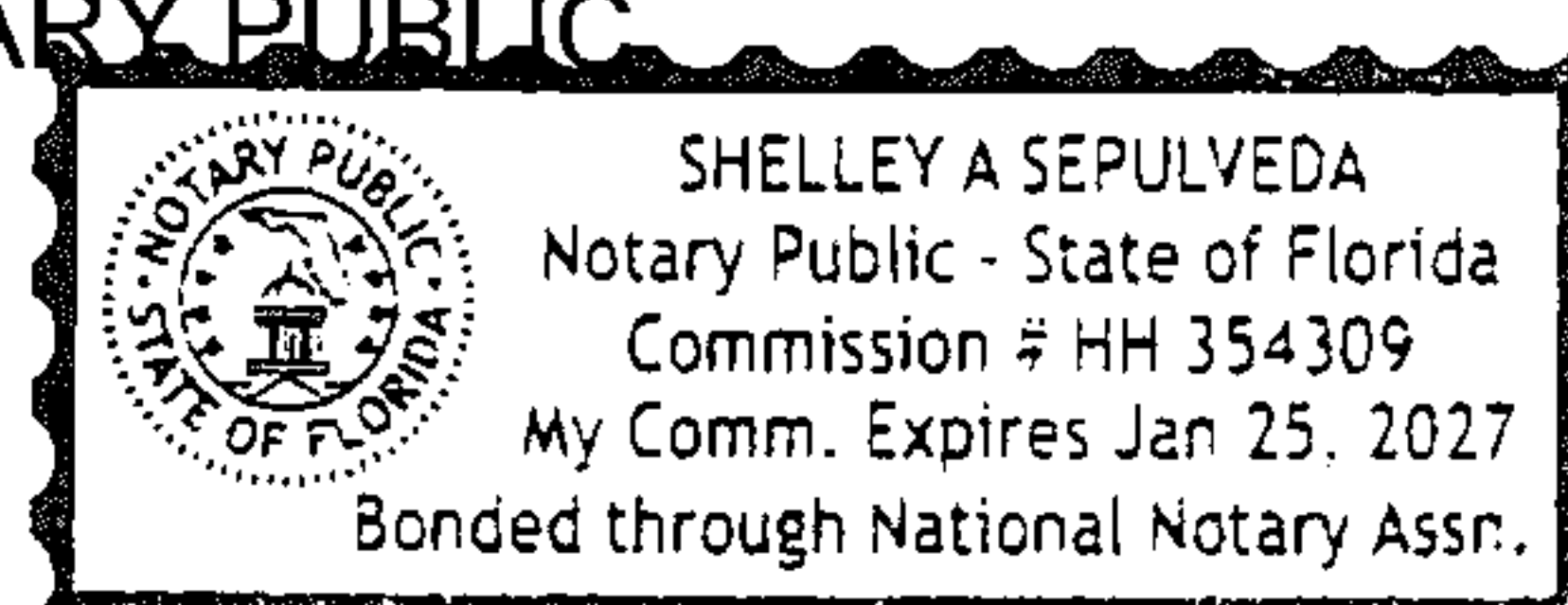
  
William Bryan Adams, *MANAGER*

STATE OF Florida  
COUNTY OF Escambia

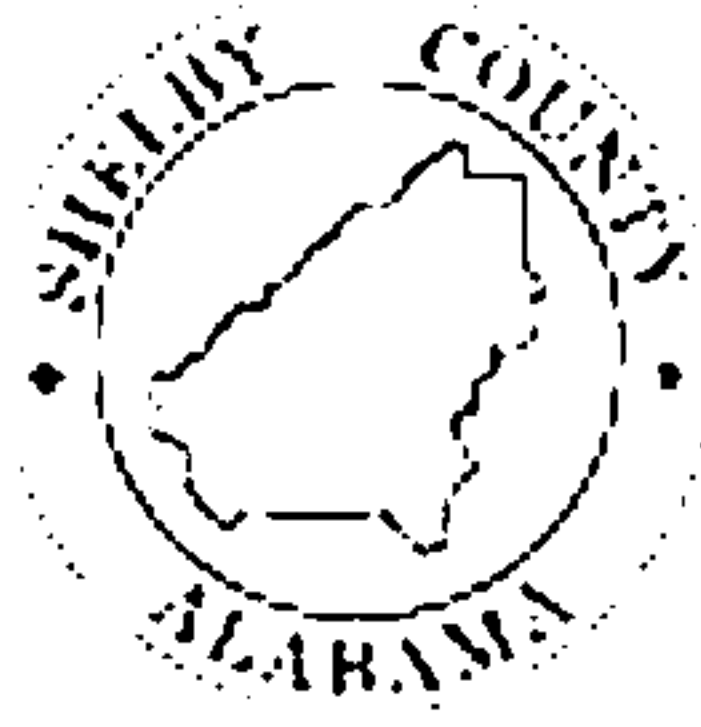
I, *Shelley A. Sepulveda*, the undersigned Notary Public, in and for said State and County, hereby certify that William Bryan Adams, signed his name to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and notarial seal on this the *8* day of September, 2023.

  
NOTARY PUBLIC







Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/19/2023 03:16:02 PM  
 \$27.00 BRITTANI  
 20230919000281110

*Allen S. Bayl*

Exhibit "A"

Commence at a 3 inch capped iron found at the Southeast corner of Section 4, Township 21 South, Range 3 West, being the Point of Beginning; thence run North 43 degrees 30 minutes 00 seconds West along the Northeast line of Lots 12 and 13 in Woodland Hills 2nd Phase 1st Sector as recorded in Map Book 6, Page 138, in the Office of the Judge of Probate, Shelby County, Alabama and also along Lots 26 through 30 in Woodland Hills 1st Phase 5th Sector as recorded in Map Book 7, Page 152 in the Probate Office of the Judge of Probate, Shelby County, Alabama, and an extension of that line for a distance of 2,011.86 feet to an iron pin set on the West line of the Northeast Quarter of the Southeast Quarter of said Section 4; thence run North 75 degrees 06 minutes 43 seconds West for a distance of 640.02 feet to a 1/8 inch rebar found; thence run North 77 degrees 16 minutes 32 seconds West for a distance of 333.46 feet to an iron pin set on the Southeast right of way line of Shelby County Highway No. 17; thence run Northeasterly and Northerly along said East right of way of Shelby County Highway No. 17 to the intersection of the South boundary of the Northeast Quarter of said Section 4. Said point being the Southwest corner of Common Buffer #4 as shown on Map of Cedar Grove at Sterling Gate Sector 1, Phase 2 as recorded in Map Book 24, Page 20, Probate Office Shelby County, Alabama; thence run Easterly along the South boundary of said Map Book 24, Page 20 and along the South boundary of Cedar Grove at Sterling Gate Sector 2, Phase 2, Map Book 25, Page 52, Probate Office Shelby County, Alabama to the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 4; thence run Southerly along the East line of said Section 4 for 2640 feet more or less to the Southeast corner of said Section 4 being the Point of Beginning.

Shelby County, Alabama Tax Assessor's Parcel Number 232040001007.000

Also known as

A parcel of land situated in Section 4, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 3" capped pipe at the SE corner of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama, said point being a point on the northeast line of Woodland Hills Phase 1 Sector 5 as recorded in Map Book 7 Page 152 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 41°34'51" W along the northeast line of Woodland Hills a distance of 867.13 feet to a 1/2" rebar at the northern most corner of Lot 30 of Woodland Hills; thence N 41°35'24" W along the northeast line of instruments 20151130000407980 and 20160401000105710 a distance of 342.37 feet to a 1" crimp at the east most corner of Lot 13 of Woodland Hills Phase 2 Sector 4 as recorded in Map Book 6 Page 138; thence N 41°35'36" W along the northeast line of Woodland Hills Phase 2 Sector 4 a distance of 793.26 feet to a 1/2" rebar capped EDG at the northern most corner of Lot 12; thence N 11 °48'25" E a distance of 14.67 feet to a 1/2" rebar capped EDG; thence N 73°39'34" W a distance of 643.98 feet to a 1/2" rebar capped EDG; thence N 75°48'30" W a distance of 333.28 feet to a 1/2" on the easterly right of way of Shelby County Highway 17; thence N 54°08'37" E along said right of way a distance of 71.42 feet to 1/2" rebar capped EDG at the point of curve to the left having a central angle of 37°19'29" and a radius of 586.60 feet, said curve subtended by a chord bearing N 35°28'53" E and a chord distance of 375.41 feet; thence along the arc of said curve and along said right of way a distance of 382.13 feet to a 1/2" rebar capped EDG; thence N 16°46'14" E along said right of way a distance of 108.98 feet to a 1/2" rebar capped EDG at the point of a non-tangent curve to the left having a central angle of 09°22'05" and a radius of 2901 .17 feet, said curve subtended by a chord bearing N 12°06'39" E and a chord distance of 473.82 feet; thence along the arc of said curve and along said right of way a distance of 474.35 feet to a 1/2" rebar capped EDG at the SW corner of Common Area Buffer #4 of Cedar Grove At Sterling Gage Sector 1 Phase 2 as recorded in Map Book 24 Page 20; thence S 89°44'03" E along the south line of said Cedar Grove Sector 1 Phase 2 a distance of 515.10 feet to a 1/2" rebar capped EDG at the NW corner of the NE 1/4 of the SE 1/4 of Section 4, Township 21 South, Range 3 West; thence S 88°57'52" E along the south line of said Cedar Grove Sector 1 Phase 2 a distance of 181.94 feet to a 1/2" rebar capped RCFA at the SW corner of Lot 14 of said Cedar Grove; thence S 89°03'56" E along the south line of said Cedar Grove a distance of 214.88 feet to a 1/2" rebar capped RCFA at the SW corner of Lot 8 of Cedar Grove at Sterling Gate Sector 2 Phase 1 as recorded in Map Book 25 Page 52; thence S 89°01'10" E along the south line of said Cedar Grove at Sterling Gate Sector 2 Phase 1 a distance of 890.01 feet to a 1/2" rebar capped RCFA at the SW corner of Lot 17 of said Cedar Grove; thence S 88°17'06" E along the south line of said Lot 17 a distance of 34.52 feet to a 1" open pipe at the NE corner of the NE 1/4 of the SE 1/4 of Section 4, Township 21 South, Range 3 West; thence S 00°28'42" E along the east line of said 1/4-1/4 section a distance of 1342.69 feet to a 2" open pipe at the NE corner of the SE 1/4 of the SE 1/4 of said Section 4; thence S 00°34'40" E along the east line of said 1/4-1/4 section a distance of 1322.33 feet to the POINT OF BEGINNING. Said parcel of land contains 74.51 acres, more or less.