

### 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 Saddlewood Trails, LLC   | Grantee's Name   | Saddlewood Trails HOA, Inc.             |
| Mailing Address   | 100 Applegate Court<br>Pelham, AL 35124  | Mailing Address: | 100 Applegate Court<br>Pelham, AL 35124 |
| Property Address: | Common areas Saddle Wood<br>Trails Subdivision, Phase 1-<br>Sector 1 MAP BOOK 58,<br>PAGE 42 | Date of Sale:    | September <u>21</u> , 2023              |
|                   |  | Purchase Price:  | \$ 1,000 common areas                   |

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

423-2028023041

STATE OF ALABAMA  
COUNTY OF SHELBY

### STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **TCG SADDLEWOOD TRAILS, LLC**, a Delaware limited liability company ("Grantor"), for and in consideration of \$10.00 and other good and valuable consideration hereby acknowledged to have been paid to Grantor by **Saddlewood Trails HOA, Inc.**, an Alabama non-profit 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:

**All common areas of Saddle Wood Trails Phase 1, Sector 1 Subdivision, including but not limited to, Common Area 1-A, Common Area 2-A, and Common Area 4, according to the Final Plat of Saddle Wood Trails Phase 1, Sector 1, recorded in Map Book 58, Page 42, in the Office of the Judge of Probate 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 13, 2023.

**TCG SADDLEWOOD TRAILS, LLC**, a  
Delaware limited liability company

By: James P. Key, Jr.

Name: James P. Key, Jr.

Title: Authorized Agent

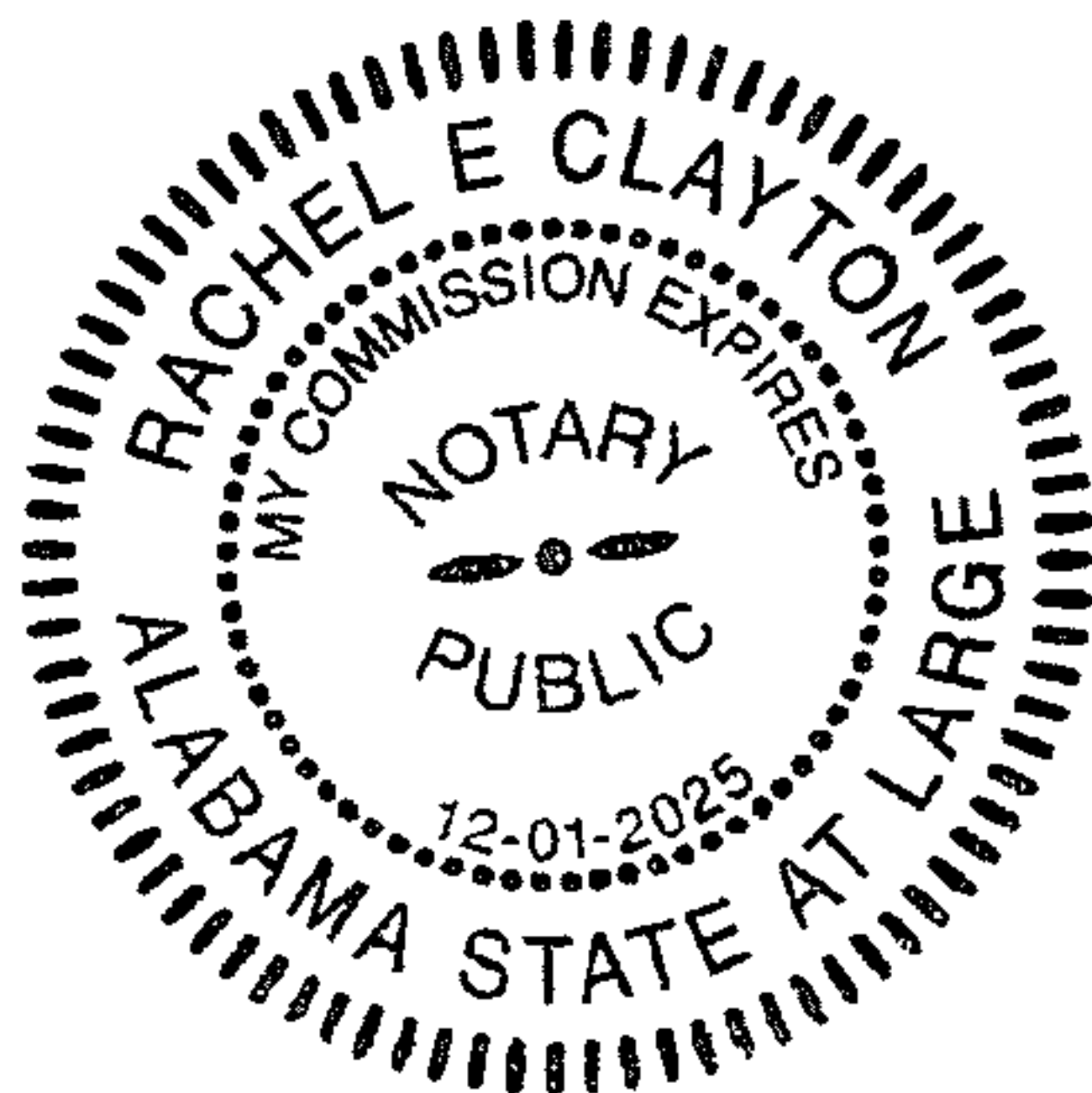
STATE OF ALABAMA

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 Saddlewood Trails, 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. Building setback lines, easements, notes and/or restrictions as set forth on Final Plat of Saddle Wood Trails Subdivision Phase 1- Sector 1, as recorded at Instrument Number 20230802000232420 at Map Book 58, Page 42 in the Office of the Judge of Probate for Shelby County, Alabama.
4. Grant of Easement for Underground Facilities within a Subdivision in favor of Alabama Power Company recorded in Instrument Number 20221004000379300.
5. Easement-Distribution Facilities in favor of Alabama Power Company recorded in Instrument Number 20230621000184900.
6. Terms and conditions of that certain Tri-Party Agreement recorded in Instrument 20220118000021480.
7. Reservation of all oil, gas and minerals and mineral and mining rights by Westervelt Realty, Inc., in Statutory Warranty Deed recorded as Instrument Number 20030429000262930.
8. Reservation in Warranty Deed recorded as Instrument Number 20210625000309000 by The Westervelt Company, Inc., of all oil, gas, minerals, greenhouse gases, and mineral and mining rights that it may own, as amended by Quitclaim Deed recorded on December 1, 2021 at Instrument Number 20211201000573790.
9. Declaration of Conditions, Covenants and Restrictions of the Saddlewood Trails Subdivision, as recorded at Instrument Number 20230831000264210.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/25/2023 08:40:22 AM  
\$29.00 JOANN  
20230925000285070

*Allen S. Bayl*