

**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:	Chelsea Park Holding, LLC	Grantee's Name	Chelsea Park Residential Association, Inc.
Mailing Address	2700 Highway 280, Suite 425 Birmingham, AL 35223	Mailing Address:	2700 Highway 280, Suite 425 Birmingham, AL 35223
Property Address:	Common Areas, Chelsea Park Sector 23, Phase One, rec'd at Map Book 58, Pages 64A, 64B AND 64C No Property Address	Date of Sale:	October 5, 2023
		Purchase Price:	\$500.00

This Instrument Prepared By:  
Kelly Thrasher Fox, Esq.  
Hand Arendall Harrison Sale LLC  
1801 5th Avenue North, Suite 400  
Birmingham, AL 35203  
(205) 324-4400

423-235000418

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 ("Grantor"), for and in consideration of \$10.00 and other good and valuable consideration hereby acknowledged to have been paid to Grantor by **Chelsea Park Residential Association, Inc.**, an Alabama not-for-profit corporation ("Grantee"), does, upon and subject to any and all conditions, covenants, easements, exceptions, limitations, reservations, and restrictions hereinafter contained, hereby **GRANTS, BARGAINS, SELLS** and **CONVEYS** unto Grantee the following described real property lying and being situated in Tuscaloosa County, Alabama (the "Property"), to-wit:

**ALL COMMON AREAS, INCLUDING BUT NOT LIMITED TO  
COMMON AREA 1 AND COMMON AREA 2, EASEMENTS,  
ROADS AND RIGHTS OF WAY AS SHOWN ON THE FINAL PLAT  
OF CHELSEA PARK SECTOR 23, PHASE ONE, AS RECORDED  
IN MAP BOOK 58, PAGES 64A, 64B AND 64C, 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.

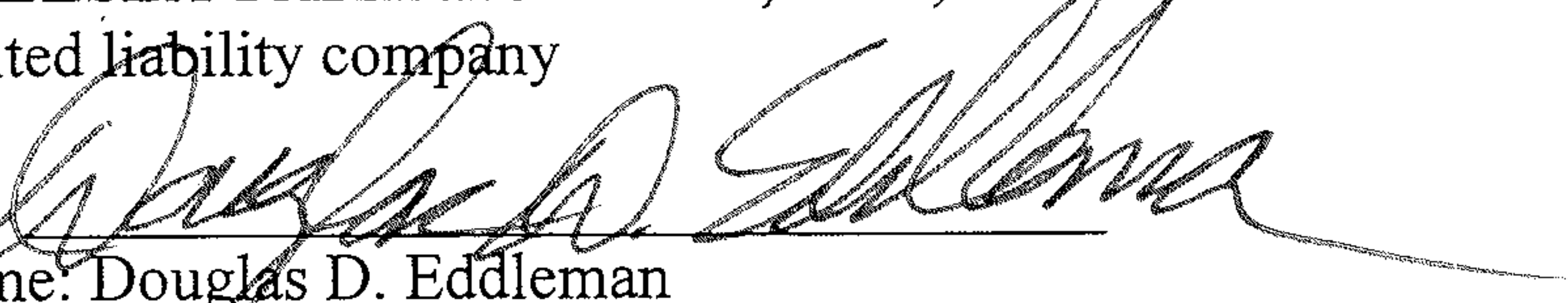
TO HAVE AND TO HOLD the Property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances

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 October ~~4~~<sup>11</sup>, 2023.

**CHELSEA PARK HOLDING, LLC**, a Delaware  
limited liability company

By:   
Name: Douglas D. Eddleman  
As Its: Manager

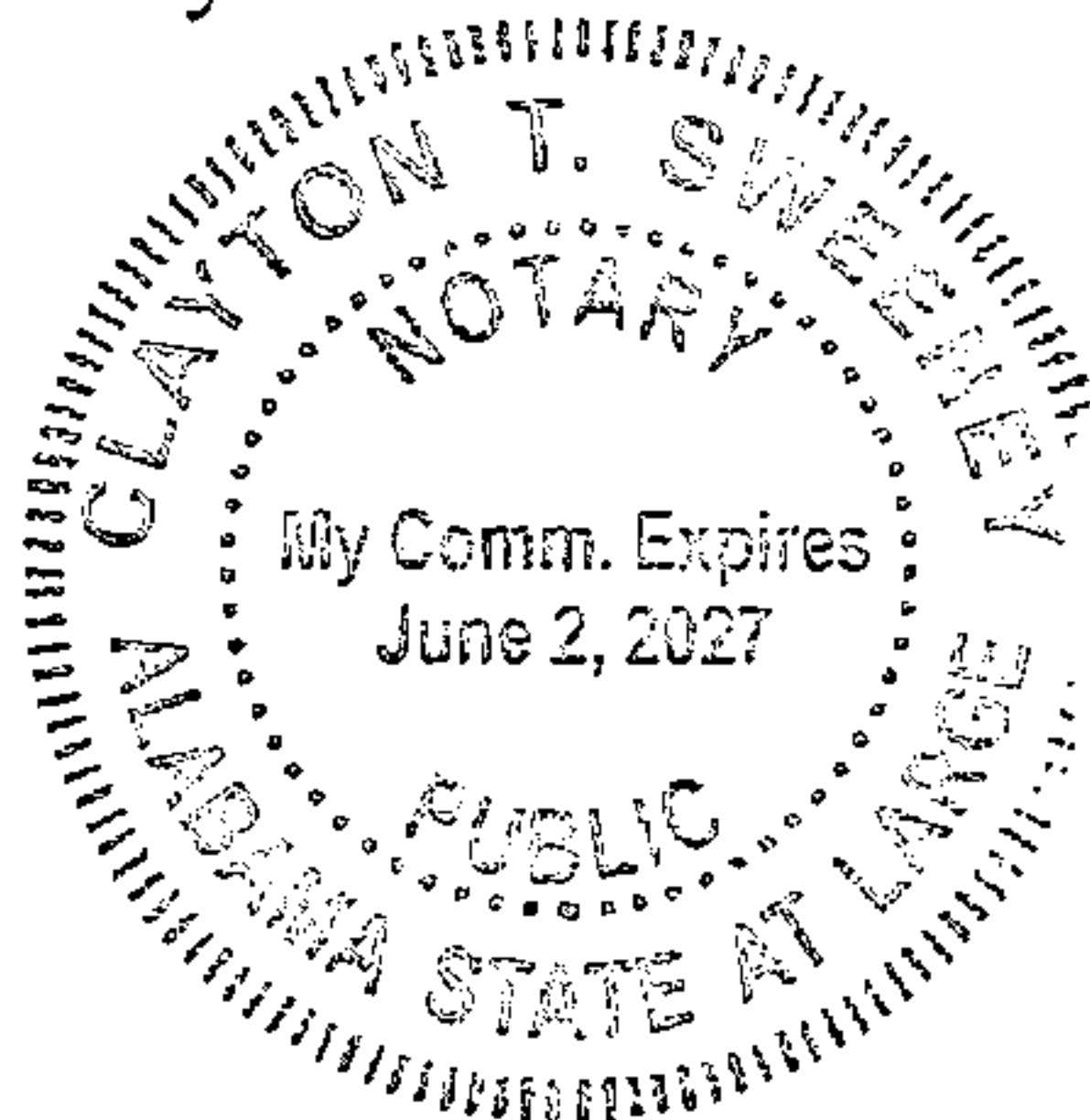
Re: Common Areas 1 and 2  
Chelsea Park Sector 23 Phase One

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Douglas D. Eddleman, whose name as Manager of CHELSEA PARK HOLDING, 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 Manager 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 11<sup>th</sup> day of October, 2023.

{SEAL}



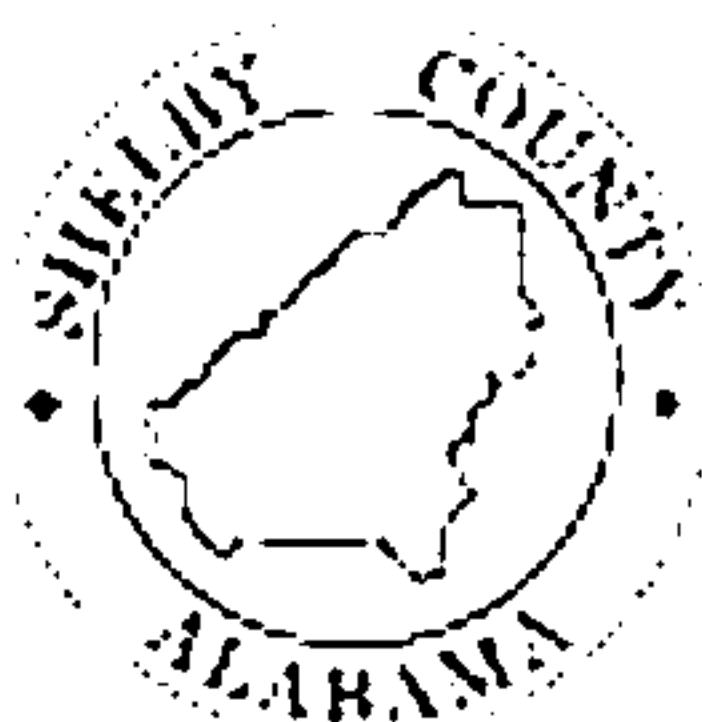
  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 06/02/2027

Exhibit A to Warranty Deed  
The Permitted Exceptions

1. All taxes for the year 2024 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with the release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on or under subject property.
3. Building setback lines, easements, notes and/or restrictions as shown on subdivision plat recorded in Map Book 58 at Pages 64A, 64B and 64C.
4. Notice of Final Assessment of Real Property due and payable to Chelsea Park Improvement District Two as recorded in Instrument 20050209000065530, in the Probate Office of Shelby County, Alabama.
5. Powers and Provisions as set forth in the Articles of Incorporation of The Chelsea Park Improvement District Two, recorded in Instrument 20041223000699630, and By-Laws thereto, in the Probate Office of Shelby County, Alabama.
6. Powers and Provisions as set forth in the Certificate of Incorporation of The Chelsea Park Cooperative District, recorded in Instrument 20050714000353260, and By-Laws thereto, in the Probate Office of Shelby County, Alabama.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Instrument 1997-9552; Instrument 2000-4450; Instrument 2001-27341, in the Probate Office of Shelby County, Alabama.
8. Powers and Provisions as set forth in the Articles of Incorporation of The Chelsea Park Residential Association, Inc., recorded in Instrument 200413/8336, and By-Laws thereto, in the Probate Office of Jefferson County, Alabama.
9. Memorandum of Sewer Service Agreements with Double Oak Water Reclamation, LLC regarding Chelsea Park as recorded in Instrument 20121107000427750, , as amended by Third Amendment to Chelsea Park Sewer Service Agreement recorded in Instrument 20220909000351580, in the Probate Office of Shelby County, Alabama.
10. Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in instrument recorded in Instrument 20041014000566950, in the Probate Office of Shelby County, Alabama, as amended by Amendment to Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, 16<sup>th</sup> Sector, dated January 31, 2020 and recorded as Instrument 20200205000049510, in the Probate office of Shelby County, Alabama, as restated by Restated Amendment to Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, 16<sup>th</sup> Sector, dated January 31,

2020 and recorded as Instrument 20200210000053790, as further amended by Amendment to Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, 17<sup>th</sup> Sector, dated May 20, 2021 and recorded as Instrument 20210524000253520, and as further amended by Declaration of Covenants, Conditions and Restrictions for Chelsea Park 21<sup>st</sup> Sector recorded as Instrument Number 20220909000351860, in the Probate office of Shelby County, Alabama, and as further amended by Declaration of Covenants, Conditions and Restrictions for Chelsea Park 23<sup>rd</sup> Sector recorded as Instrument Number 2023 100500029740 in the Probate Office of Shelby County, Alabama..

11. Grant of Easement for Overhead and Underground Facilities within a Subdivision in favor of Alabama Power Company dated August 11, 2022 and recorded as Instrument 20220920000362120.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/12/2023 08:08:58 AM  
\$31.50 JOANN  
20231012000302380

*Allen S. Bayl*