

### 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 54-66, 75-97, & 139-158 Koslin Farms Phase 3 Map Book 60, Page 3	Date of Sale:	June 6, 2024
		Purchase Price:	\$3,288,000.00

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

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 54 THROUGH 66, INCLUSIVE; LOTS 75 THROUGH 97, INCLUSIVE; LOTS 139 THROUGH 158, INCLUSIVE, ACCORDING TO THE FINAL PLAT OF KOSLIN FARMS PHASE 3, AS RECORDED AS INSTRUMENT NUMBER 20240529000159330 IN MAP BOOK 60, PAGE 3 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 June 6, 2024.

TCG KOSLIN, LLC, a Delaware limited liability company

By: Diedra C. O'Neal

Name: Diedra C. O'Neal

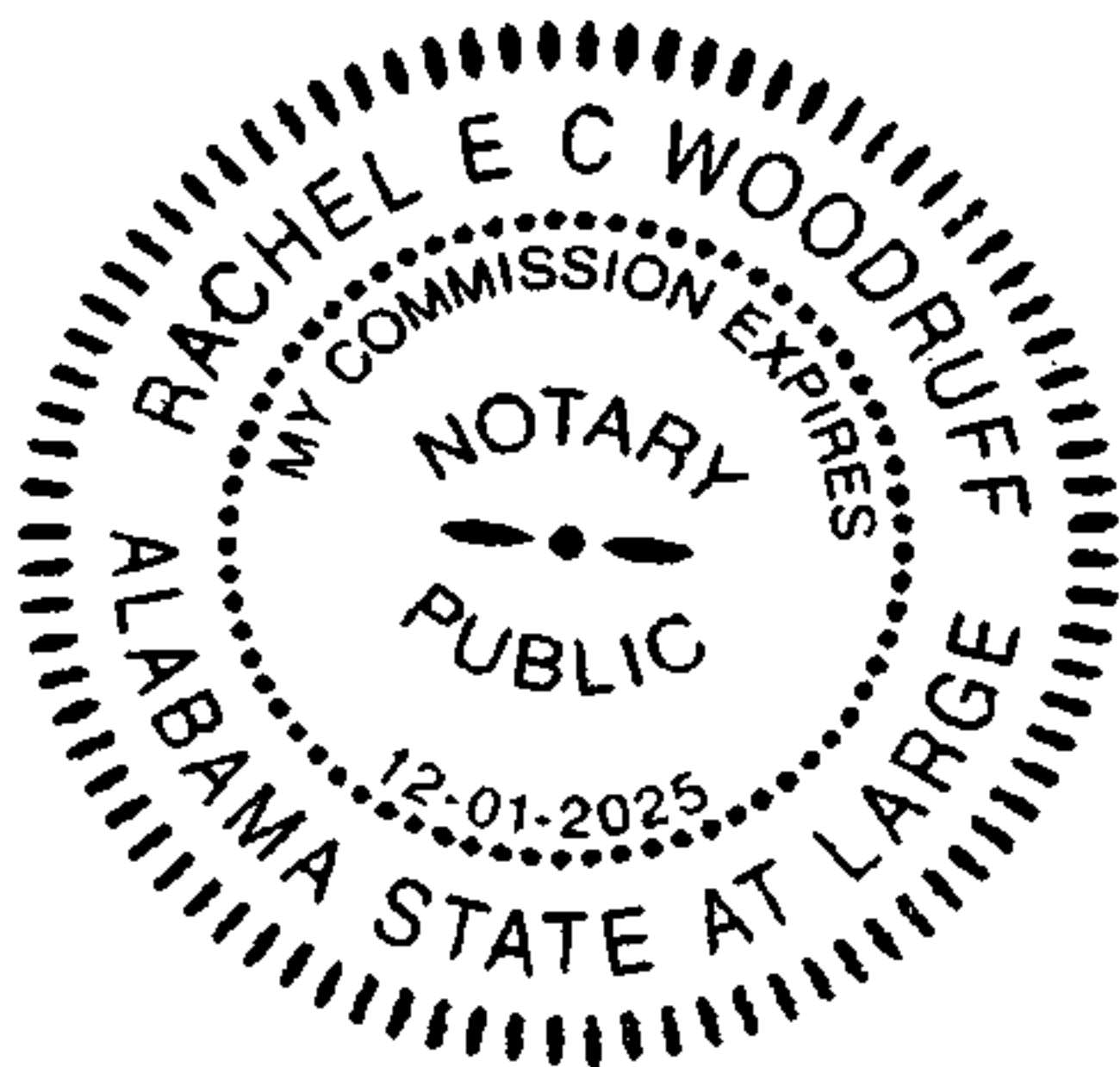
Title: Authorized Agent

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Diedra C. O'Neal, 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 5 day of June, 2024.

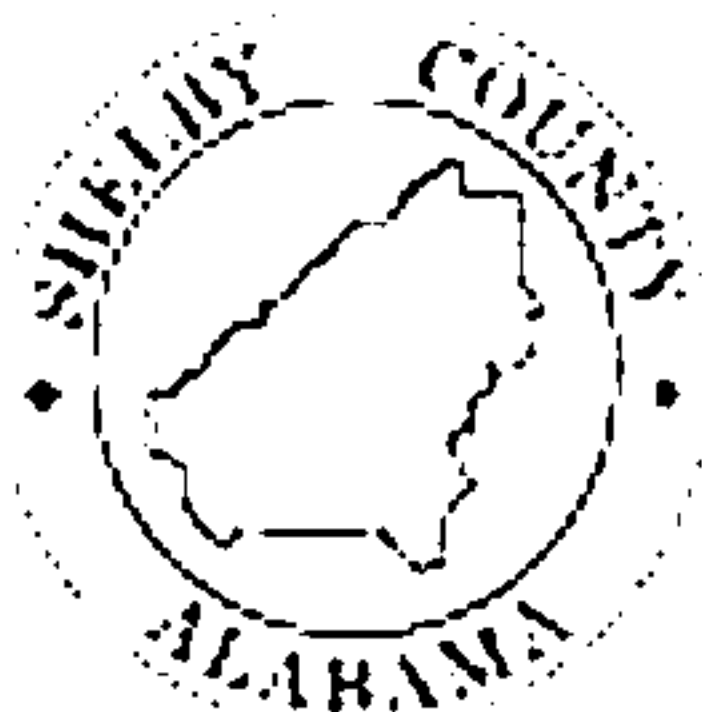
{SEAL}



Rachel E C Woodruff  
NOTARY PUBLIC  
My Commission Expires: 12/01/2025

Exhibit A to Warranty Deed  
The Permitted Exceptions

1. Taxes for the year 2024 and subsequent years, not yet due and payable.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.
3. Building setback lines, easements and other matters set forth on plat of said subdivision recorded in Map Book 60, Page 3, in the Probate Office of Shelby County, Alabama.
4. Easements in favor of Alabama Power Company recorded as Instrument Numbers 20210707000327220 and 20231024000313490, in the Probate Office of Shelby County, Alabama.
5. Tri-Party Agreement executed by and between Green Rock 2019 Strategic Fund, LLC, D.R. Horton, Inc.-Birmingham, and TCG Koslin, LLC, as recorded at Instrument Number 20220916000359230, as amended by First Amendment to Tri-Party Agreement as recorded at Instrument Number 20230911000273980.
6. Easement in favor of Alabama Power Company recorded as Instrument Number 20231024000313490.
7. Declaration of Protective Conditions, Covenants and Restrictions of the Koslin Farms Subdivision as recorded in Instrument Number 20220620000246890 and Amended Declaration of Protective Conditions, Covenants and Restrictions of the Koslin Farms Subdivision as recorded in Instrument Number 20220701000261660, as amended by First Amendment as recorded in Instrument Number 20230501000127480, further amended by Second Amendment as recorded in Instrument Number 20230915000278050, and as further amended by Third Amendment as recorded in Instrument Number 20240320000076470; as further amended by Fourth Amendment as recorded in Instrument Number 20240607000170500
8. By-Laws of Koslin Farms Homeowners Association, Inc., recorded in Instrument Number 20220620000246880, in the Probate Office of Shelby County, Alabama.



32468.231011-933010271

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/12/2024 09:42:23 AM  
 \$3316.00 JOANN  
 20240612000174560

*Allen S. Bayl*