

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 Chelsea Acres, LLC	Grantee's Name	D.R. Horton, Inc.-Birmingham
Mailing Address	100 Applegate Court Pelham, Alabama 35214	Mailing Address:	2188 Parkway Lake Drive Hoover, AL 35244
Property Address:	Lots 155-A and 156-B, Chelsea Acres, Sector 1, Phase 2B, MB 62, P 34	Date of Sale:	October 15, 2025
		Purchase Price:	N/A To clear title \$100.00

THIS INSTRUMENT PREPARED BY:

Kelly Thrasher Fox, Esq.
Hand Arendall Harrison Sale LLC
1801 Fifth Avenue North, Suite 400
Birmingham, AL 35203
205-502-0122

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **TCG CHELSEA ACRES, 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 **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 REMISE, RELEASE, QUITCLAIM AND TRANSFER unto Grantee the following described real property lying and being situate in Shelby County, Alabama (the "Property"), to-wit:

LOTS 155-A and 1-56A, RESURVEY PLAT OF LOTS 155 AND 156 CHELSEA ACRES SECTOR 1 PHASE 2B, A MAP OR PLAT OF WHICH IS RECORDED AT MAP BOOK 62, PAGE 34 IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD unto Grantee, and to the successors and assigns of Grantee, forever.

This deed is exempt from deed tax under Ala. Code Section 40-22-1 (b)(2) because only nominal consideration was paid, and the deed was provided for the sole purpose of perfecting title to the Property.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed and delivered by and through its duly authorized representative effective as of October 15, 2025.

TCG CHELSEA ACRES, LLC, a Delaware
limited liability company

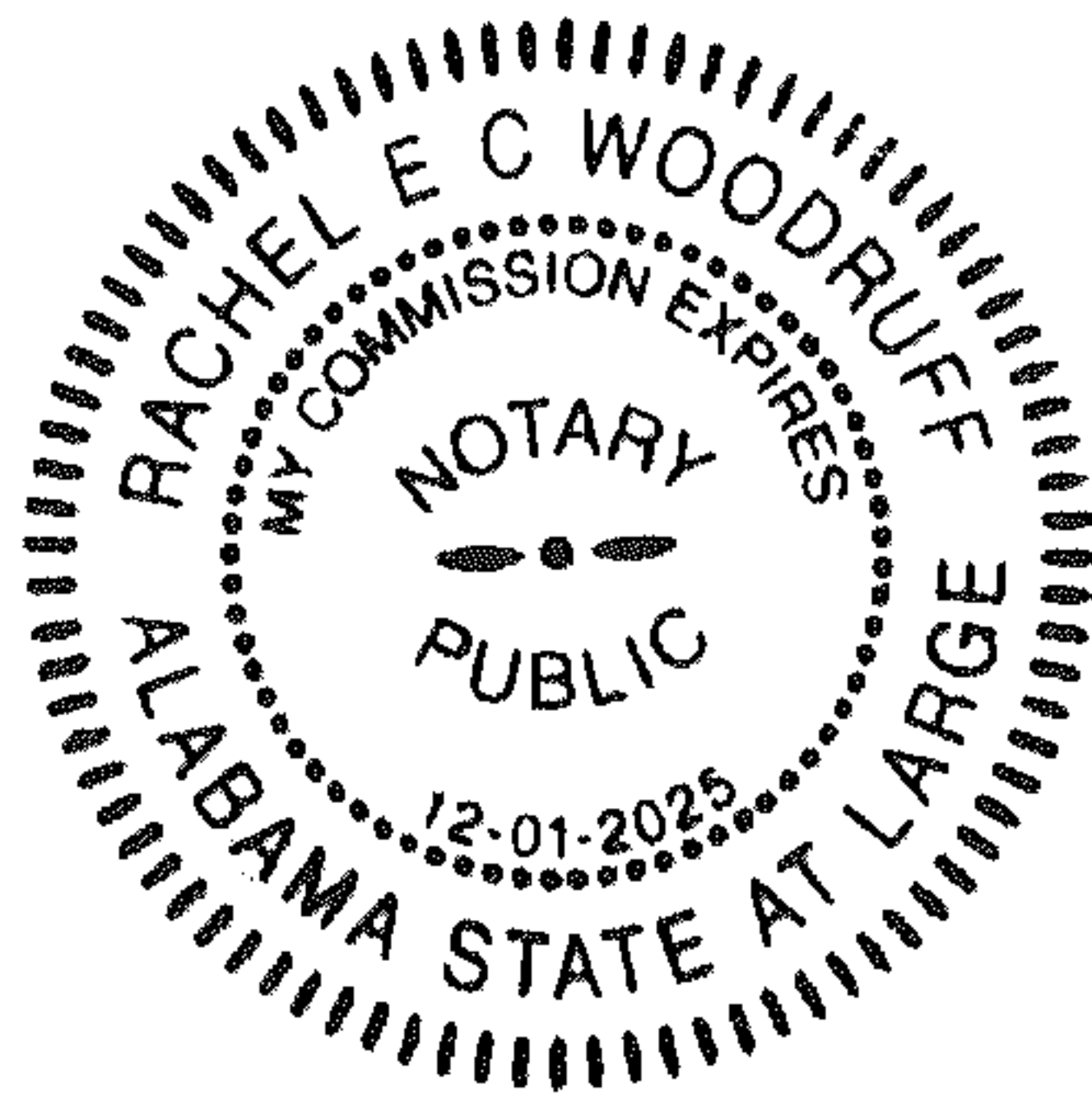
By: James P. Key Jr.
Name: James P. Key Jr.
Title: Authorized Agent

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 agent of **TCG CHELSEA ACRES, 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, s/he, as such agent and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal on this the 15 day of October, 2025.

{SEAL}



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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/16/2025 09:38:22 AM
\$26.00 KELSEY
20251016000318320

Alexis S. Bayl