

**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	Chelsea Acres Homeowner's Association, Inc.
Mailing Address	100 Applegate Court Pelham, AL 35124	Mailing Address:	100 Applegate Court Pelham, AL 35124
Property Address:	Common areas Chelsea Acres Sector 1 Phase 3 MB 63, Pg 51A	Date of Sale:	December 18, 2025
		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

STATE OF ALABAMA  
COUNTY OF SHELBY

**STATUTORY WARRANTY 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 **Chelsea Acres Homeowner's Association, 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 Chelsea Acres Sector 1 Phase 3 Subdivision, according to Plat of Chelsea Acres Sector 1 Phase 3, recorded in Map Book 63, page 51A, Shelby County, Alabama, including but not limited to, the tracts labeled "Lot Amenity" and "Common Area".

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 December 18, 2025.

**TCG CHELSEA ACRES, LLC**, a Delaware limited liability company

By: \_\_\_\_\_

Name: James P. Key, Jr.

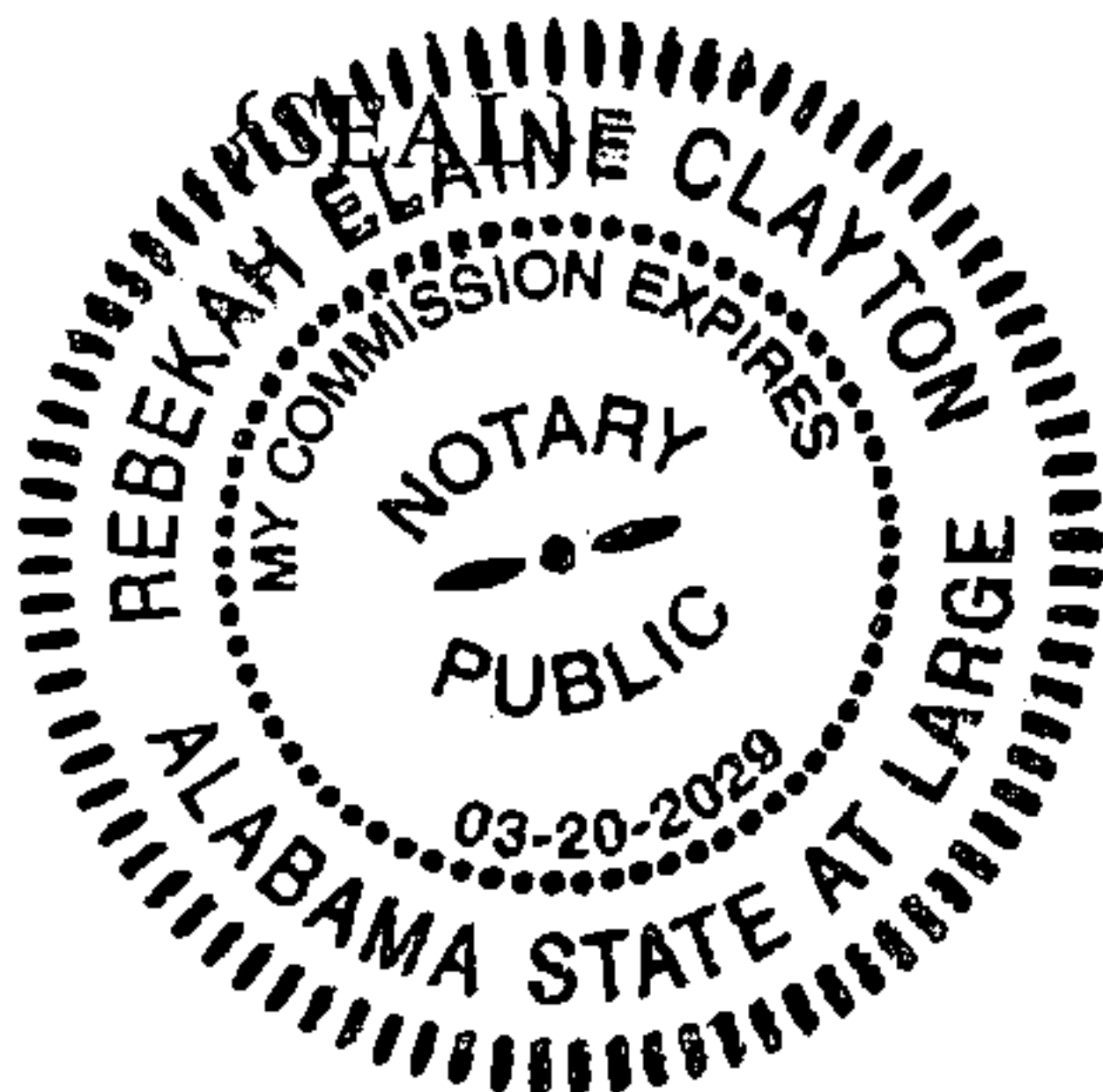
Title: Authorized Agent

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 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, 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 December 16, 2025.



Rebekah Elaine Clayton

NOTARY PUBLIC

My Commission Expires: 03/20/2029

Exhibit A to Warranty Deed  
The Permitted Exceptions

1. Taxes for the year 2026 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 shown on Plat of Chelsea Acres Sector 1, Phase 3 as recorded in Map Book 63 at Page 51A.
4. Title to all mineral within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Instrument Number 1997-9552.
5. 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 Deed Volume 13, Page 170.
6. Declaration of Conditions, Covenants and Restrictions of the Chelsea Acres Subdivision, recorded on 12/06/2022 as Instrument Number 20221206000442630, as amended by First Amendment to Declaration of Conditions, Covenants and Restrictions, recorded on 07/13/2023 as Instrument Number 20230713000208880, as amended by Second Amendment to Declaration of Conditions, Covenants and Restrictions, recorded on September 5, 2024 as Instrument Number 20240905000276520, amended by Third Amendment to Declaration of Conditions, Covenants and Restrictions of Chelsea Acres Subdivision recorded as Instrument Number 20250117000017430, and amended by Fourth Amendment to Declaration of Conditions, Covenants and Restrictions of Chelsea Acres Subdivision recorded as Instrument Number 2025 1219000388730.
7. Transmission line permit to Alabama Power Company, recorded in Deed Volume 136, Page 308, as amended by Containment Letter dated 10/12/2022 and recorded 12/06/2022 as Instrument Number 20221206000442640.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/19/2025 01:26:01 PM  
\$29.00 PAYGE  
20251219000388960

*Allen S. Beal*