

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 21, Phase 2B, rec'd at Map Book 62, Pages 48A & 48B | Date of Sale: | December 30, 2025 |
| | | 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

423-245000510 TDI

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 21-2D, COMMON AREA 21-2E, COMMON AREA 21-
2F, AND COMMON AREA 21-2G, EASEMENTS, ROADS AND RIGHTS
OF WAY AS SHOWN ON THE FINAL PLAT OF CHELSEA PARK, 21ST
SECTOR, PHASE 2B, RECORDED IN MAP BOOK 62 AT PAGES 48A
AND 48B, AS INSTRUMENT NUMBER 20251121000357850, IN THE
OFFICE OF THE JUDGE OF PROBATE FOR 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.

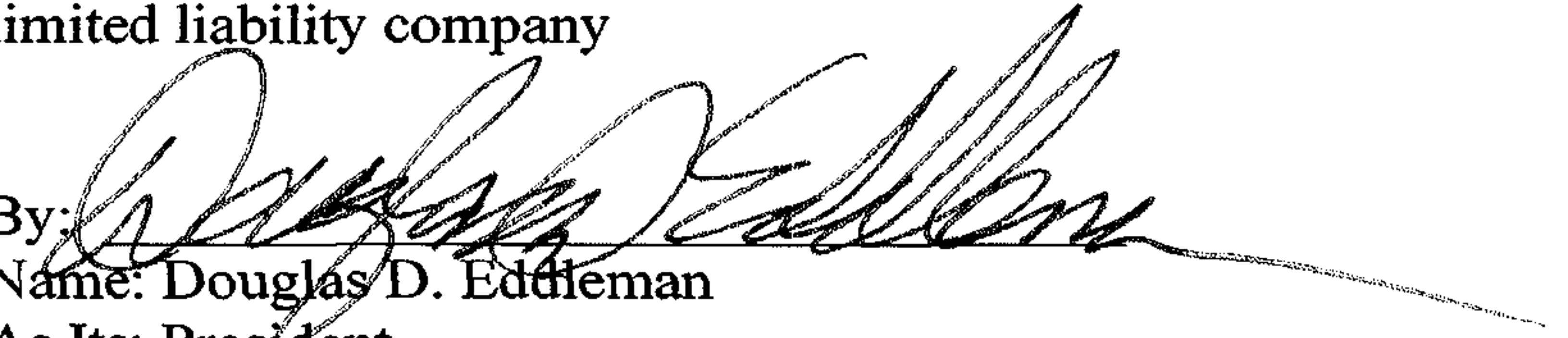
TO HAVE AND TO HOLD the Property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters to which reference is hereinabove made, unto Grantee, 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.

{Remainder of Page Intentionally Left Blank}

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed and delivered by and through its duly authorized representative effective as of the date set forth above.

CHELSEA PARK HOLDING, LLC, a Delaware limited liability company

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

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 President 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 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 29th day of December, 2025.

{SEAL}



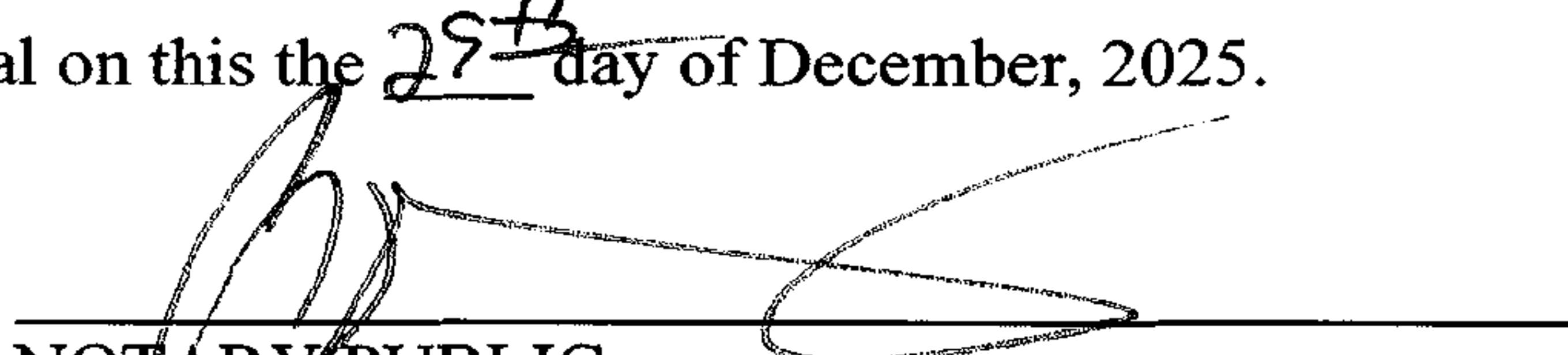

NOTARY PUBLIC
My Commission Expires: 06/02/2027

Exhibit A to Warranty Deed
The Permitted Exceptions

1. All taxes for the year 2026 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 62 at Pages 48A and 48B.
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, 16th 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, 16th 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, 17th Sector, dated May 20, 2021 and recorded as Instrument 20210524000253520, and as further amended by Declaration of Covenants, Conditions and Restrictions for Chelsea Park 21st Sector recorded as Instrument Number 20220909000351860, in the Probate office of Shelby County, Alabama; and as further amended by Supplementary Declaration and Amendment to The Declaration of Covenants, Conditions and Restrictions for Chelsea Park, a Residential Subdivision, with Respect to 21st Sector, as recorded in Instrument Number 20241220000388690, in the Probate Office of Shelby County, Alabama; and as further amended by Supplementary Declaration and Amendment to The Declaration of Covenants, Conditions and Restrictions for Chelsea Park, a Residential Subdivision, with Respect to 21st Sector, as recorded in Instrument Number 2026 0102 000000844 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 November 19, 2021 and recorded as Instrument 20220203000048500.
12. 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.
13. Grant of Easement for Underground Facilities within a Subdivision in favor of Alabama Power Company recorded as Instrument Number 20251007000309700.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2026 09:56:36 AM
\$34.50 PAYGE
2026010500002370

Allie S. Boyd