

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

SCRIVENER'S AFFIDAVIT

Personally appeared before me, the undersigned notary public in and for the State of Alabama, Kelly Thrasher Fox, and, after being duly sworn, doth say and depose under oath as follows:

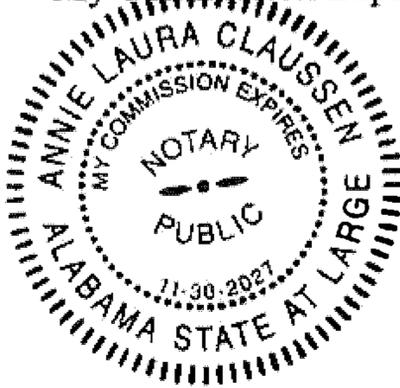
1. My name is Kelly Thrasher Fox, and I am over the age of nineteen (19) and competent to make this affidavit.
2. I am a licensed attorney in the State of Alabama.
3. I am the attorney who prepared the following documents for Chelsea Acres subdivision (the "Documents"):
 - a. that certain Fourth Amendment to Declaration of Conditions, Covenants and Restrictions of Chelsea Acres Subdivision, dated December 18, 2025, by TCG Chelsea Acres, LLC, a Delaware limited liability company, recorded as instrument no. 20251219000388730 in the records of the Probate Court of Shelby County, Alabama;
 - b. that certain Statutory Warranty Deed, dated December 18, 2025, by TCG Chelsea Acres, LLC, a Delaware limited liability company, in favor of Chelsea Acres Homeowner's Association, Inc., an Alabama non-profit corporation, recorded as instrument no. 20251219000388960 in the records of the Probate Court of Shelby County, Alabama;
 - c. that certain Statutory Warranty Deed, dated December 18, 2025, by TCG Chelsea Acres, LLC, a Delaware limited liability company, in favor of D.R. Horton, Inc. – Birmingham, an Alabama corporation, recorded as instrument no. 20251219000388970 in the records of the Probate Court of Shelby County, Alabama; and
 - d. that certain Mineral Deed, dated December 18, 2025, by D.R. Horton, Inc. – Birmingham, an Alabama corporation, in favor of DRH Energy, Inc., a Colorado corporation, recorded as instrument no. 20251219000388980 in the records of the Probate Court of Shelby County, Alabama.
4. The Documents all contained a typographical error in the legal description in that the legal description referenced the Chelsea Acres Subdivision Sector 1 Phase 3 Plat recorded in **Map Book 63**, Page 51A in the records of the Probate Court of Shelby County, Alabama, when the Chelsea Acres Subdivision Sector 1 Phase 3 Plat was recorded in **Map Book 62**, Page 51A in the records of the Probate Court of Shelby County, Alabama.
5. I, as the preparer of the Documents, desire to correct the inadvertent error contained in the Documents by stating for the record that the Chelsea Acres Subdivision Sector 1 Phase 3 Plat was recorded in **Map Book 62**, Page 51A in the records of the Probate Court of Shelby County, Alabama.

Further, the affiant sayeth not.

Kelly Thrasher Fox
KELLY THRASHER FOX

Sworn and subscribed to before
me this 4th day of February, 2026.

Annie Laura Clausen
NOTARY PUBLIC
My Commission Expires: 11-30-27



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/04/2026 09:44:23 AM
\$30.00 KELSEY
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Annie S. Bayl