

TITLE COMMITMENT

Surveyor's comments on exceptions listed in Schedule B for the Loan Policy of Title Insurance (File No. NCS-1106177-PHX1) dated December 29, 2021 by First American Title Insurance Company.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. Not addressed by surveyor.
- Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. Not addressed by surveyor.
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Not addressed by surveyor.
- Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land. Not addressed by surveyor.
- Easements, liens or encumbrances or claims thereof, not shown by the Public Records. Not addressed by surveyor.
- Any encroachment, encumbrances, violations, variations, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. Shown hereon.
- Any Lien, or Right to a Lien, for Services, Labor or Material heretofore or hereafter furnished, imposed by law and not shown in the public records. Not addressed by surveyor.
- Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights expedited in (a) or (b) appear in the Public Records or are shown in Schedule B. Not addressed by surveyor.
- Easements, building lines, notes and restrictions and setback lines as shown on recorded map. Shown hereon.
- Rights of interested parties under outstanding unrecorded leases. Not addressed by surveyor.
- Unpaid and unrecorded sewer liens filed after the date of the policy. Not addressed by surveyor.
- Easement granted to Birmingham Light and Electric as recorded in Volume 754, Page 541. Instrument in blanket in nature and affects the west 25 feet of Lot 79 Charles & Katie P. McMillion Survey which is shown hereon.
- Right of Way granted to Southern Bell Telephone & Telegraph as recorded in Volume 767, Page 281. Instrument is blanket in nature and affects the subject property.
- Easement recorded in Volume 6822, Page 704. Shown hereon.
- Restrictions appearing of record in LR201563, Page 19010. NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Instrument is blanket in nature and affects Parcel III of the title legal description and is shown hereon.

TITLE LEGAL

The Land referred to herein below is situated in the County of Jefferson, State of Alabama, and is described as follows:

PARCEL I:

LOT ONE (1), ACCORDING TO J.M. GRADY'S SURVEY, A MAP OF WHICH IS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA IN DEED BOOK 74, PAGE 615, AND ALSO LOT SEVENTY-EIGHT (78) AND THE WEST 25 FEET OF LOT SEVENTY-NINE (79), ACCORDING TO THE SURVEY OF THE MCMILLION PROPERTY, MAP OF WHICH IS RECORDED IN SAID PROBATE OFFICE IN DEED BOOK 81, PAGE 169, ALL OF SAID PROPERTY HEREBY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT IN THE SOUTH LINE OF TUSCALOOSA AVENUE 150 FEET EAST FROM THE POINT OF INTERSECTION OF SAID LINE WITH THE EAST LINE OF CHARLES STREET; RUN THENCE EAST ALONG THE SOUTH LINE OF TUSCALOOSA AVENUE 79.4, MORE OR LESS, TO A POINT 25 FEET WEST OF THE EAST LINE OF SAID LOT 79 OF THE MCMILLION SURVEY; THENCE RUN SOUTH PARALLEL WITH THE EAST LINE OF CHARLES STREET 190 FEET, MORE OR LESS, TO THE NORTH LINE OF AN ALLEY; THENCE WEST ALONG THE NORTH LINE OF SAID ALLEY 79.4 FEET TO THE SOUTHWEST CORNER OF SAID LOT 78 OF THE SAID MCMILLION SURVEY; THENCE RUN NORTHWARD 190 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL II:

LOT 2, ACCORDING TO THE SURVEY OF J. M. GRADY'S SURVEY AS RECORDED IN VOLUME 74, PAGE 615 AND LOT 77 C.T. MCMILLION AS RECORDED IN VOLUME 81, PAGE 169, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

PARCEL III:

LOT NO. "3", ACCORDING TO THE MAP OF THE PROPERTY OF J.M. GRADY, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA, IN DEED VOLUME 74, PAGE 615, AND SMALL TRIANGLE ADJACENT THERETO, WHICH IS IN MCMILLION'S SURVEY AS RECORDED IN DEED VOLUME 81 AT PAGE 169, IN SAID PROBATE OFFICE, SAID PROPERTY TOGETHER FORMING A RECTANGLE FRONTING FIFTY (50) FEET ON THE SOUTHERN LINE OF TUSCALOOSA AVENUE, IN THAT SECTION IF SAID CITY KNOWN AS WEST END, AND EXTENDING BACK SOUTHWESTWARDLY 190 FEET TO AN ALLEY; SAID PROPERTY SITUATED IN JEFFERSON COUNTY, ALABAMA.

SURVEYED LEGAL

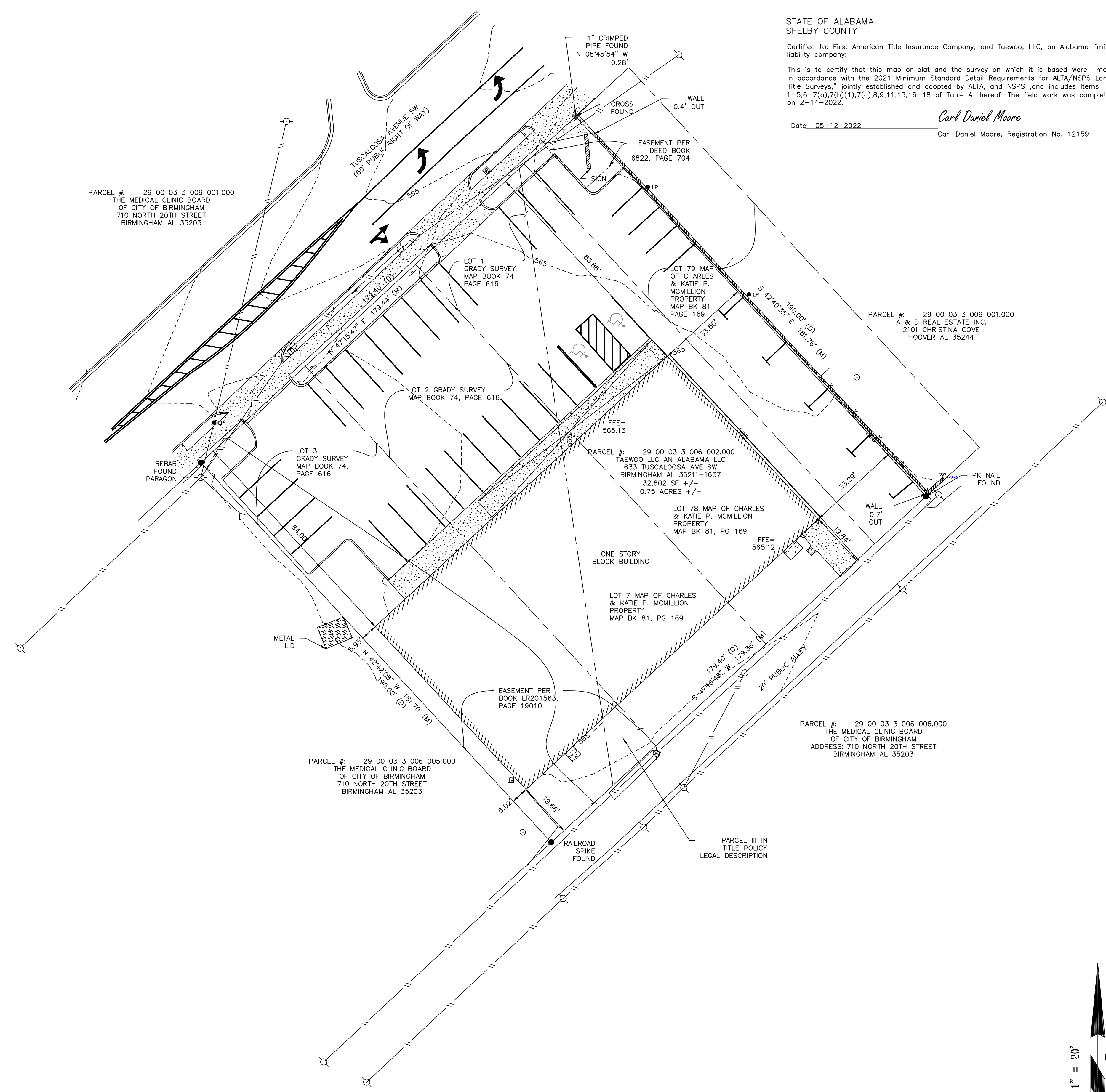
A parcel of land situated in the Southwest Quarter of Section 03, Township 18 South, Range 03 West said parcel being all of Lot 1, 2, and 3 of the Grady Survey in Deed Volume 74, Page 615, and also a small triangle adjacent thereto, which is in McMillion's survey as recorded in Deed Volume 81 at page 169, all being situated in Jefferson County, Alabama, and being more particularly described as follows.

Begin at a found Paragon Iron marking the Northwest Corner of above mentioned Lot 3 of the Grady Survey, said point also being on the Southeastern Right of Way of Tuscaloosa Avenue SW (60' Right of Way); thence run North 47 degrees 15 minutes 47 seconds East along said Right of Way and along the Northwest line of the above mentioned subdivisions for a distance of 179.44 feet to a set cross; thence leaving said Right of Way and North line run South 42 degrees 40 minutes 35 seconds East for a distance of 181.76 feet to a set nail, said point being on the Northwest Right of Way of a 20 foot alley; thence run South 47 degrees 16 minutes 48 seconds West along said alley Right of Way for a distance of 179.36 feet to a found Railroad Spike; thence leaving said alley Right of way run North 42 degrees 42 minutes 08 seconds West for a distance of 181.70 feet to the POINT OF BEGINNING.

Said parcel contains 32,602 square feet or 0.75 acres more or less.

ABBR LEGEND:

AC = acre	CL = centerline	D = curve delta angle	H/C = handicapped	MEAS = measured	PG = page	RCP = reinforced concrete pipe	SWR = sewer	' = minutes, in bearings or angles	● = light pole	STM = storm sewer manhole	⊗ = water valve
ASPH = asphalt	C = covered	E = east	I.P.F. = iron pin found	MIN = minimum	POB = point of beginning	REBAR = reinforcement bar	SQ FT = square feet	" = seconds, in bearings or angles	○ = power pole	⊕ = telephone manhole	⊠ = grate inlet
BRG = bearing	CH = chord	ESMT = easement	I.P.F.* = iron pin found (#6 rebar with SW cap)	MON = monument	POC = point of commencement	RES = residence	SYN = synthetic	° = degrees	⊖ = power pole w/ anchor	⊙ = telephone pedestal	□ = yard inlet
B-B = back to back	CHP = corrugated metal pipe	EL = elevation	I.P.S. = iron pin set (#6 rebar with SSI cap)	NH = manhole	PP = power pole	ROW = right of way	TAN = tangent	— = fence	— = sanitary sewer line	⊗ = power box	⊞ = pipe headwall
BLDG = building	CONC = concrete	FC = fence	L = length	N = north	PT = point of tangent	S = south	U = uncovered	— = power & telephone lines	⊗ = power manhole	⊞ = parking meter	⊞ = gas line
BM = bench mark	C&G = curb and gutter	FF = finished floor	P = porch	OH = overhang	PVMT = pavement	W = west	± = more or less, or plus or minus	⊗ = sanitary sewer manhole	⊞ = water meter	⊞ = fiber optic cable	⊞ = wall
CALC = calculated	d = deflection	FD = found	P = power	P = power	PWR = power	w = with		⊞ = sign		⊞ = underground power	⊞ = curb & gutter
CAP = capped iron	dr. = drive	H/W = headwall	PC = point of curve	R = radius	R = radius	° = degrees				⊞ = underground cable	



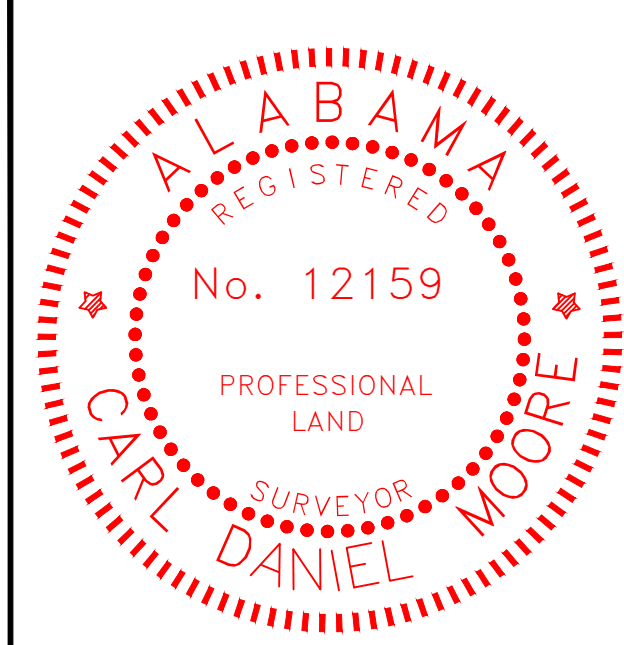
STATE OF ALABAMA
SHELBY COUNTY

Certified to: First American Title Insurance Company, and Taewoo, LLC, an Alabama limited liability company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6-7(c), 7(b)(1), 7(c), 8, 9, 11, 13, 16-18 of Table A thereof. The field work was completed on 2-14-2022.

Date 05-12-2022

Carl Daniel Moore
Carl Daniel Moore, Registration No. 12159



PREPARED FOR
TAEWOO LLC
AN ALABAMA LIMITED
LIABILITY COMPANY

SURVEYING SOLUTIONS, INC.
205-991-8965 FAX: 205-991-6032
ALTA/NSPS LAND TITLE/TOPOGRAPHIC SURVEY
LOT 1-3 GRADY SURVEY MB 74 P 616
LOT 77-79 MCMILLION PROPERTY MB 81 P 169
JEFFERSON COUNTY, ALABAMA
2522 Cahaba Valley Drive Suite M
Birmingham, AL 35242
P.O. Box 380065
Birmingham, AL 35238-0065

DRAWN: JJ
CHECKED: CDM
REVISED:
DATE: 2-24-2022

SHEET TITLE

DRAWING
ACAD/SUBDIVISION\JEFFERSON COUNTY\
MCMILLION\LOT 77-79 ALTA TOPO
ORDER NO: 260272
SHEET 1 1

SCALE: 1" = 20'

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