

STATUTORY WARRANTY DEED

Send Tax Notice To:

Inverness Inn, LLC
1080 Hermitage Circle
Birmingham, Alabama 35242

20140509000141090
05/09/2014 03:41:58 PM
DEEDS 1/6

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, paid in hand to BRE SELECT HOTELS SOUTHEAST LLC, a Delaware limited liability company (herein called the "Grantor"), by INVERNESS INN, LLC, an Alabama limited liability company (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the land described on Exhibit A attached hereto and made a part hereof, together with all improvements thereon, situated in Shelby County, Alabama, subject, however, to the exceptions listed on Exhibit B attached hereto and incorporated herein.

TO HAVE AND TO HOLD unto the Grantee and its successors and assigns in fee simple forever.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be duly executed
on this 5th day of May, 2014.

BRE SELECT HOTELS SOUTHEAST
LLC, a Delaware limited liability
company

By: [Signature]
Name: Brian Kim
Title: Managing Director

STATE OF New York)
)
New York COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby
certify that BRIAN KIM, whose name as Managing Director
of BRE SELECT HOTELS SOUTHEAST LLC, a Delaware limited liability company, is signed
to the foregoing conveyance and who is known to me, acknowledged before me on this day that,
being informed of the contents of the conveyance, he/she, as such Managing Director and with full
authority, executed the same for and as the act of said limited liability company.

Given under my hand and official seal of office, this 5th day of May, 2014.

[Signature]
Notary Public

[NOTARIAL SEAL]

My Commission Expires: 2/2/2015

SYLVIA M. NORFORD
NOTARY PUBLIC, State of New York
No. 01NO4884880
Qualified in New York County
Commission Expires February 2, 2015

This instrument was prepared by:

Abigail M. Flanagan, Esq.
DLA Piper LLP (US)
203 North LaSalle Street, Suite 1900
Chicago, Illinois 60601

EXHIBIT A**Legal Description**

Lot 4A1 of Blumberg's Resurvey, as recorded in Map Book 19, Page 102, in the Probate Office of Shelby County, Alabama, and being situated in the Northwest 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Southwest corner of said Northwest 1/4 of the Northwest 1/4 of Section 36, Township 18 South, Range 2 West and run North along the West line of said 1/4 - 1/4 Section 289.22 feet; thence an interior angle of 51 degrees 22 minutes 09 seconds and run to the right in a southeasterly direction 83.03 feet; thence an interior angle of 269 degrees 42 minutes 38 seconds and run to the left in a northeasterly direction 68.18 feet; thence an interior angle of 180 degrees 01 minutes 00 seconds and run to the left continuing in a northeasterly direction 193.71 feet; thence an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a southeasterly direction 6.04 feet; thence an interior angle of 270 degrees 00 minutes 00 seconds and run to the left in a northeasterly direction 4.00 feet; thence an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a southeasterly direction 5.00 feet; thence an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a southwesterly direction 5.00 feet; thence an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a northwesterly direction 8.14 feet; thence an interior angle of 270 degrees 00 minutes 00 seconds and run to the left in a southwesterly direction 180.64 feet; thence an interior angle of 270 degrees 00 minutes 00 seconds and run to the left in a southeasterly direction 3.36 feet; thence an interior angle 90 degrees 00 minutes 00 seconds and run to the right in a southwesterly direction 12.06 feet; thence an interior angle of 270 degrees 00 minutes 32 seconds and run to the left in southeasterly direction 241.61 feet; thence an interior angle of 93 degrees 05 minutes 32 seconds and run to the right in a southwesterly direction 173.95 feet to a point on the South line of said 1/4 - 1/4 section; thence turn an interior angle of 123 degrees 59 minutes 43 seconds and run right southwesterly direction 198.95 feet to the point of beginning.

Together with all those certain appurtenant easements, rights and other benefits created by and described in that certain Cross Easement Agreement, dated February 14, 1995, recorded as Instrument #1995-04461.

Permitted Exceptions

1. (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.
2. Any facts, rights, interests, 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.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, 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.
5. Any mineral or mineral rights leased, granted or retained by current or prior owners.
6. Taxes and assessments for the year 2014 and subsequent years, not yet due and payable.
7. Existing 30 foot multi-purpose easement; existing 10 foot storm sewer and drainage easements; as shown on Blumberg's Resurvey, as recorded in Map Book 19, Page 102, in the Probate Office of Shelby County, Alabama.
8. Restrictive Covenant and Reservation of Ingress-Egress Easement appearing of record in Shelby Instrument No. 1995-04462, but deleting any restrictions based on race, color, creed or national origin.
9. Terms, Conditions and Agreement as described in that certain Cross Easement Agreement between Chick-Fil-A, Inc., and Birmingham Highway 280 Hotel, Inc., as recorded in Shelby Instrument No. 1995-04461.
10. Easement Agreement between Key Royal Automotive Company and Dr. Arthur Serwitz and Joyce R. Serwitz as recorded in Real Volume 231, Page 895.
11. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 182, Page 328 and Deed Book 103, Page 39.
12. Declaration of Protective Covenants, Conditions and Restrictions appearing of record in Real Volume 232, Page 309, but deleting any restrictions based on race, color, creed or national origin.

13. Restrictions appearing of record in Real Volume 234, Page 144, re-recorded in Real Volume 235, Page 837, but deleting any restrictions based on race, color, creed or national origin.

14. Rights of parties in possession under unrecorded leases.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name BRE Select Hotels Southeast LLC
 Mailing Address c/o Blackstone Real Estate Advisors
345 Park Avenue, 32nd Floor
New York, New York 10154

Grantee's Name BW Inverness, LLC
 Mailing Address c/o ROHM Group, LLC
2255 Sewell Mill Road, Suite 210
Marietta, Georgia 30062

Property Address 707 Key Drive
Birmingham, Alabama 35242

Date of Sale May 8, 2014
 Total Purchase Price \$1,700,000.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date May 8, 2014

Print Brian Kim, Managing Director of BRE Select Hotels
Southeast LLC

☒ Unattested



Filed and Recorded
 Official Public Records
 Judge James W. Furmeister, Probate Judge
 I by) _____
 County Clerk
 Shelby County, AL
 05/09/2014 03:41:58 PM
 \$1729.00 KELLY
 20140509000141090

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1