

THIS INSTRUMENT PREPARED BY:
Denise W. Killebrew, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz
420 North 20th Street
1400 Wells Fargo Tower
Birmingham, Alabama 35203-5202

Send Tax Notice To:
Branch Inverness Associates, LP
3340 Peachtree Road NE
Suite 600
Atlanta, Georgia 30326

STATE OF ALABAMA

)

)

COUNTY OF SHELBY

)



20160817000294340 1/6 \$13331.50
Shelby Cnty Judge of Probate, AL
08/17/2016 12:27:21 PM FILED/CERT

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 16th day of AUGUST, 2016, by **INV CORNERS LLC**, a Delaware limited liability company (hereinafter referred to as the "**Grantor**"), to **BRANCH INVERNESS ASSOCIATES, LP**, a Delaware limited partnership (hereinafter referred to as the "**Grantee**").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred and 00/100 Dollars and (\$100.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Shelby County, AL 08/17/2016
State of Alabama
Deed Tax: \$13301.50

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:
INV Corners LLC
2222 Arlington Avenue
Birmingham, Alabama 35205
Attn: General Counsel


Grantee's Name and Mailing Address:
Branch Inverness Associates, LP
3340 Peachtree Road NE
Suite 600
Atlanta, Georgia 30326

Property Address: See Exhibit A

Purchase Price: \$41,801,500.00

The Purchase Price of the Property can be verified by the closing statement.

[Signature appears on following page.]

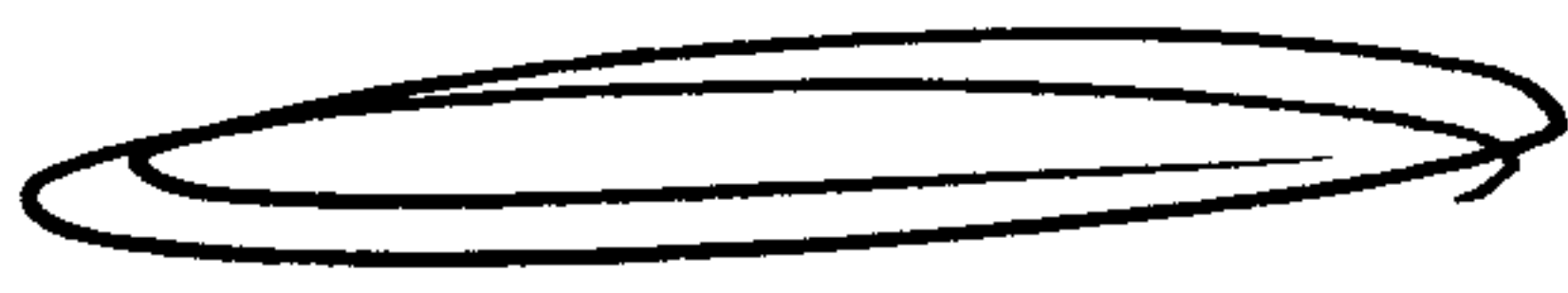


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IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

INV CORNERS LLC, a Delaware limited liability company


By: 
Name: Andrew Osborne
Title: Authorized Agent Authorized Signatory

Texas
STATE OF ALABAMA)

Dallas COUNTY)

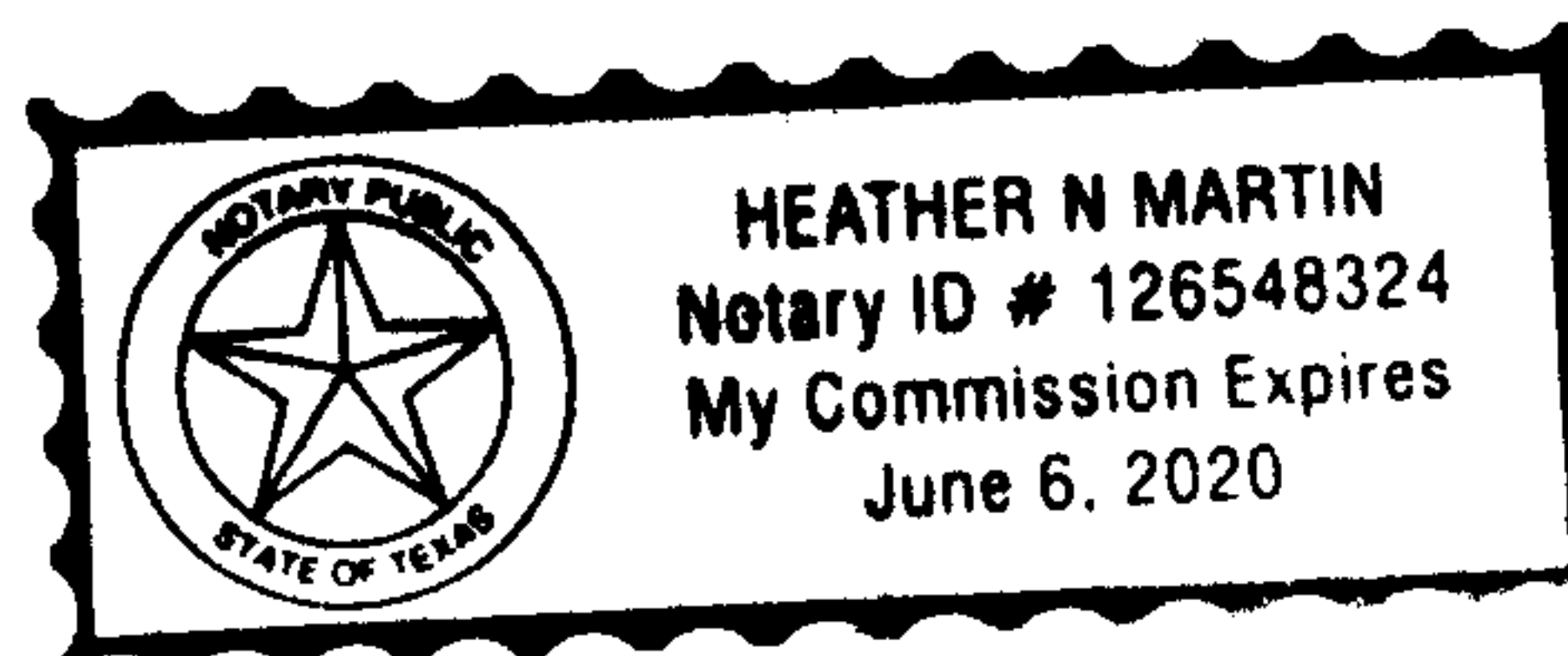
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Andrew Osborne whose name as Authorized Agent of INV CORNERS LLC, a Delaware limited liability company, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he/she, in his/her capacity as such Authorized Agent and with full authority, executed the same voluntarily for and as the act of said Delaware limited liability company, on the day the same bears date.

Given under my hand and seal this the 9th day of August, 2016.


Notary Public

[NOTARIAL SEAL]

My Commission Expires: _____



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Shelby Cnty Judge of Probate, AL
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EXHIBIT A
LEGAL DESCRIPTION

Parcel 1 (Fee):

Lots 1, 2, 3, 4, according to Survey of Inverness Corners Subdivision, as recorded in Map Book 44, page 113, in the Probate Office of Shelby County, Alabama.

Lot D-2-A, according to the Survey of Inverness Corners Outparcel E, as recorded in Map Book 26, page 84, in the Probate Office of Shelby County, Alabama.

Parcel 2 (Easement):

Non-exclusive access easements as described in that certain Reciprocal Easement Agreement by and between Metropolitan Life Insurance Company and Investment Associates, LLC, dated November 25, 2003, and recorded in Instrument No. 20031205000788530.

Parcel 3 (Easement):

Non-exclusive easements for access, ingress, egress, and utilities as described in that certain Reciprocal Easement Agreement by and between Metropolitan Life Insurance Company and Pier Group, Inc., dated April 30, 1996, and recorded in Instrument #1996-14793.

Parcel 4 (Easement):

Non-exclusive access and utility easements as described in that certain Reciprocal Easement Agreement by and between Metropolitan Life Insurance Company and Mountainview, LLC, dated October 14, 2005, and recorded in Instrument #2005101900054400.

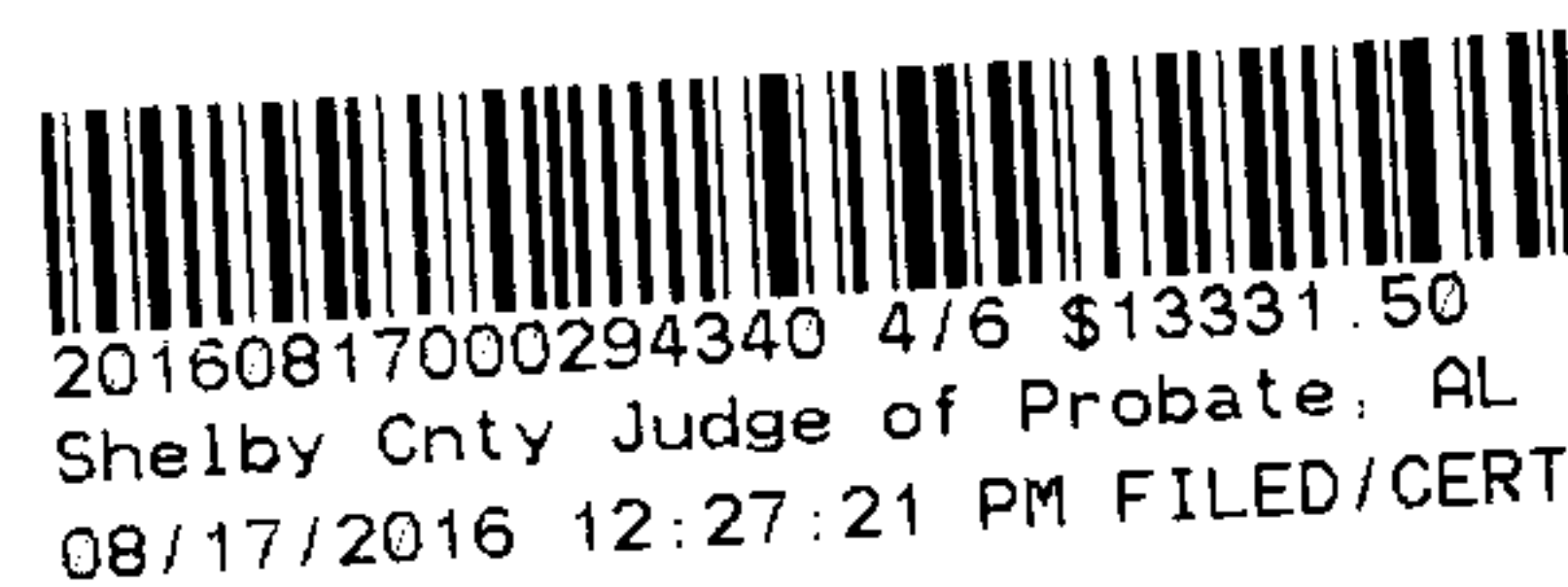
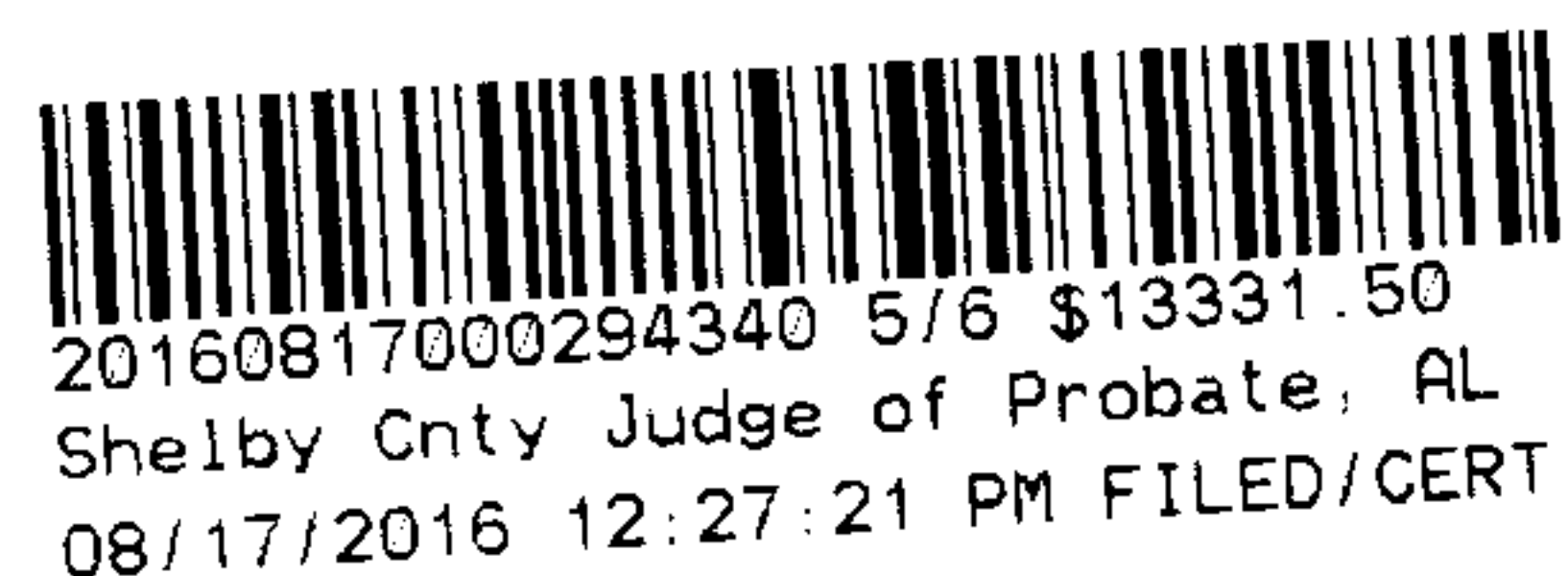


EXHIBIT B
PERMITTED EXCEPTIONS

1. Liens for all real estate taxes and assessments for the year 2016 and all subsequent years, which are not yet due and payable.
2. Easement granted Alabama Power Company by instrument dated July 29, 1980 and recorded in Real Book 327, Page 881 with the Judge of Probate of Shelby County, Alabama.
3. Easement granted Alabama Power Company by instrument dated March 28, 1991 and recorded in Real Book 340, Page 804 with the Judge of Probate of Shelby County, Alabama, as shown on the survey which is that certain ALTA/NSPS Land Title Survey for Inverness Corners prepared by Jason E. Bailey, Alabama Registered Land Surveyor No. 28567 of Bailey Land Group, dated June 30, 2016 (the "Survey").
4. Easement granted Alabama Power Company by instrument dated March 28, 1991 and recorded in Real Book 360, Page 13 with the Judge of Probate of Shelby County, Alabama, as shown on the Survey.
5. Easement granted Alabama Power Company by instrument dated March 28, 1991 and recorded in Real Book 360, Page 18 with the Judge of Probate of Shelby County, Alabama, as shown on the Survey.
6. Easement granted Alabama Power Company by instrument dated March 28, 1991 and recorded in Real Book 365, Page 801 with the Judge of Probate of Shelby County, Alabama, as shown on the Survey.
7. Easement granted Alabama Power Company by instrument dated March 28, 1991 and recorded in Real Book 365, Page 825 with the Judge of Probate of Shelby County, Alabama, as shown on the Survey.
8. Agreement by and between Metropolitan Life Insurance Company, Inverness Point Homeowners' Association, Inc. and the City of Hoover dated January 26, 1990 and recorded in Real Book 365, Page 876 with the Judge of Probate of Shelby County, Alabama, as shown on the Survey.
9. Right to construct, operate and maintain electric distribution, transmission and communication lines granted Alabama Power Company by instrument dated February 6, 1975 and recorded in Real Book 291, Page 68 with the Judge of Probate of Shelby County, Alabama, as shown on the Survey.
10. Easement Agreement by and between Metropolitan Life Insurance Company and First National Bank of Shelby County dated December 10, 1999 and recorded in Instrument #1999-50023 with the Judge of Probate of Shelby County, Alabama, as shown on the Survey.
11. Obligations contained in Common Area Maintenance Agreement by and between Metropolitan Life Insurance Company and First National Bank of Shelby County dated December 10, 1999 and recorded in Instrument #1999-50024 with the Judge of Probate of Shelby County, Alabama.
12. Reciprocal Easement Agreement by and between Metropolitan Life Insurance Company and Investment Associates, LLC, dated November 25, 2003 and recorded in Instrument No. 20031205000788530 with the Judge of Probate of Shelby County, Alabama.



13. Easement Agreement by and between Metropolitan Life Insurance Company and Pier Group, Inc. dated April 16, 1996 and recorded in Instrument #1996-14794 with the Judge of Probate of Shelby County, Alabama, as shown on the Survey.
14. Declaration of Restrictive Covenants in favor of Daniel U.S. Properties Limited Partnership dated November 14, 1989 and recorded in Real Book 268, Page 605 with the Judge of Probate of Shelby County, Alabama, as shown on the Survey.
15. Easement Agreement by and between Metropolitan Life Insurance Company and General Electric Capital Corporation dated February 19, 1997 and recorded In Instrument #1997-05888 with the Judge of Probate of Shelby County, Alabama, as shown on the Survey.
16. Reciprocal Easement Agreement by and between Metropolitan Life Insurance Company and Pier Group, Inc. dated April 30, 1996 and recorded in Instrument #1996-14793 with the Judge of Probate of Shelby County, Alabama, as shown on the Survey.
17. 20' Sanitary Sewer Easement through lot as shown on Map 44, Page 113.
18. Rights of tenants in possession by Rent Roll with no options to purchase, rights of first refusal and other rights to purchase the land.
19. 20' sanitary sewer easement as shown on Map Book 26, Page 84 for Lot D-2-A.

