

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

)



20160817000294350 1/5 \$3725.50
Shelby Cnty Judge of Probate, AL
08/17/2016 12:27:22 PM FILED/CERT

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 16th day of AUGUST, 2016, by INV PLAZA 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: \$3698.50

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 Plaza 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: \$12,698,500.00

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

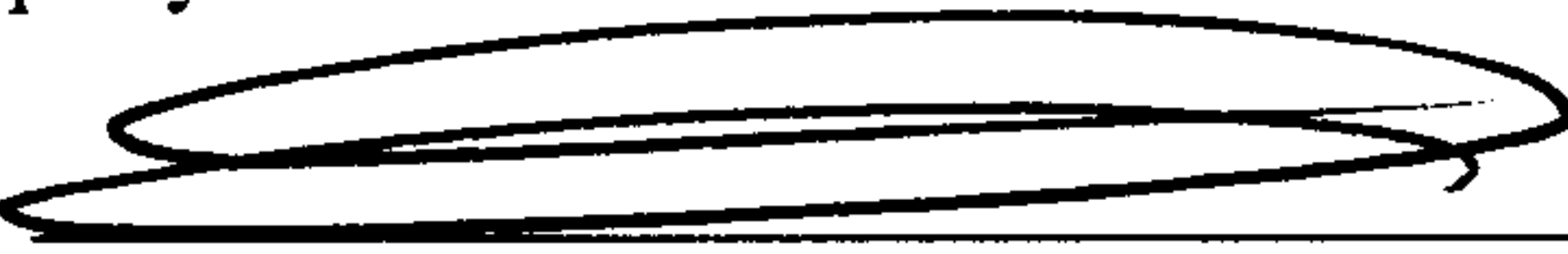
[Signature appears on following page.]


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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:

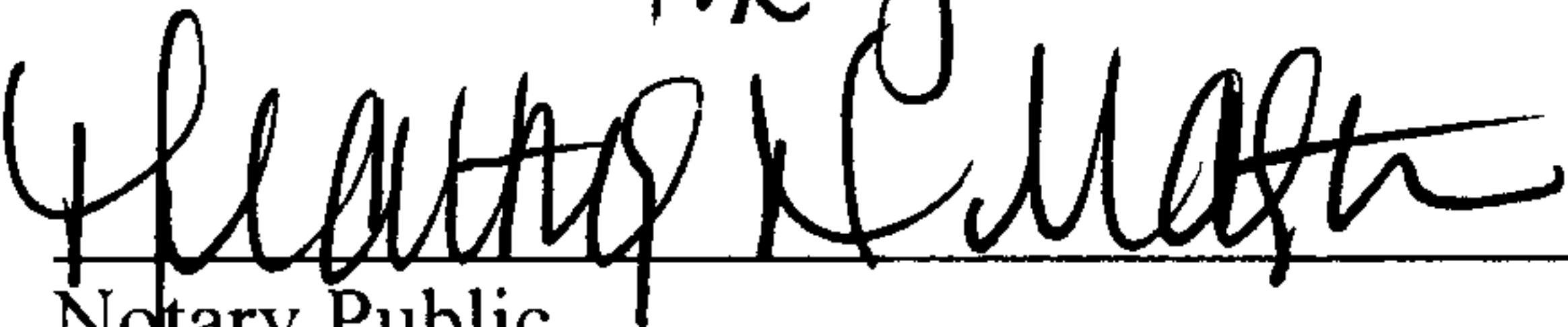
INV PLAZA LLC, a Delaware limited liability company

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

Texas
STATE OF ALABAMA)
Dallas
COUNTY)

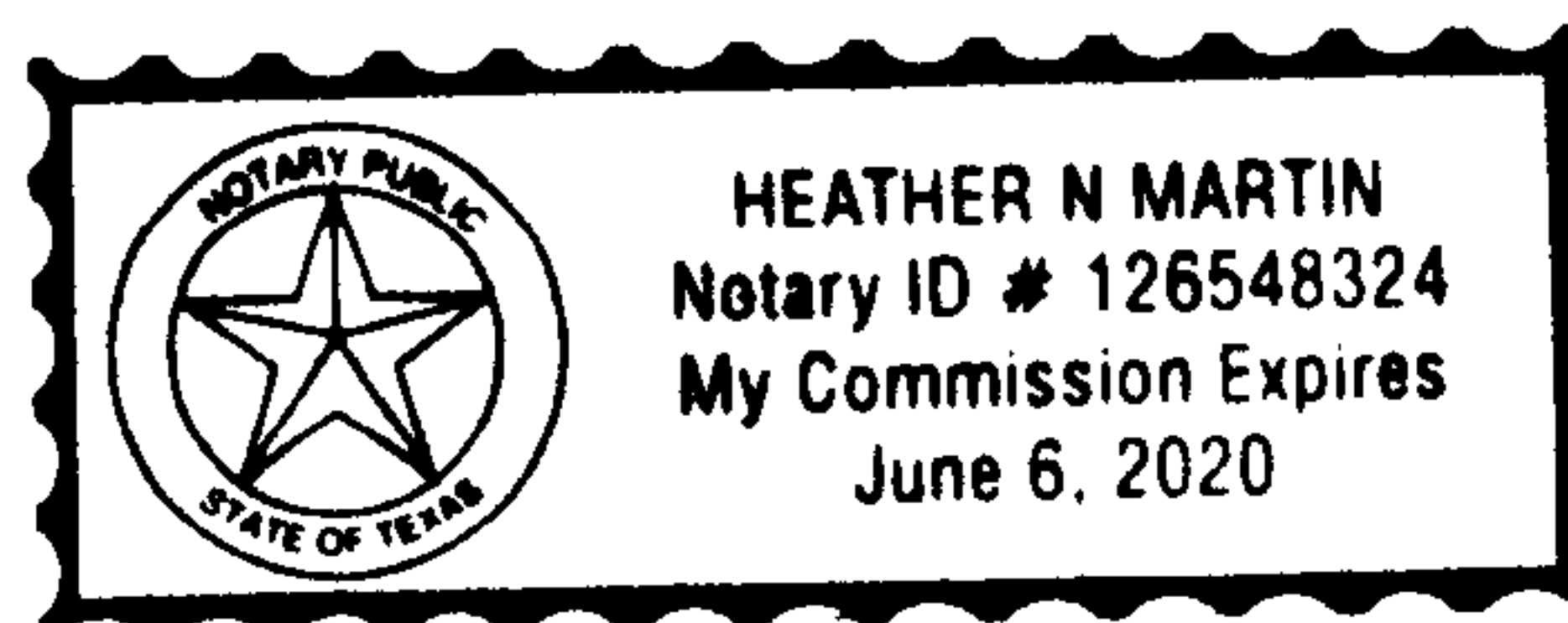
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Andrew Osborne whose name as Authorized Agent of INV PLAZA LLC, a Delaware limited liability company, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before 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 9th day of August, 2016.


Notary Public

[NOTARIAL SEAL]

My Commission Expires: _____



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EXHIBIT A
LEGAL DESCRIPTION

Lot 1, according to Survey of Inverness Plaza Subdivision, as recorded in Map Book 44, page 112, in the Probate Office of Shelby County, Alabama.



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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. 20' Sanitary Sewer Easement running through lot as shown Map Book 44, Page 112 with the Judge of Probate of Shelby County, Alabama.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
4. Easement granted to Alabama Power Company recorded in Real Book 34, Page 626 with the Judge of Probate of Shelby County, Alabama.
5. Easement granted to Alabama Power Company recorded in Real Book 90, Page 386 with the Judge of Probate of Shelby County, Alabama.
6. Easement granted to Alabama Power Company recorded in Real Book 93, Page 210 with the Judge of Probate of Shelby County, Alabama.
7. Easement granted to Alabama Power Company recorded in Real Book 149, Page 6 with the Judge of Probate of Shelby County, Alabama.
8. Easement Agreements by and between Metropolitan Life Insurance Company and Big B, Inc. recorded in Inst. No. 1999-49910 and corrected in Inst. No. 2000-22003 with the Judge of Probate of Shelby County, Alabama.
9. Obligations contained in Common Area Maintenance Agreement by and between Metropolitan Life Insurance Company and Highway 280, LLC recorded in Inst. No. 1998-20069 with the Judge of Probate of Shelby County, Alabama.
10. Easement Agreement by and between Metropolitan Life Insurance Company and Highway 280, LLC recorded in Inst. No. 1998-20070 with the Judge of Probate of Shelby County, Alabama.
11. Reciprocal Easement and Operating Agreement by INV Plaza LLC, recorded in Inst. No. 2015-65390, re-recorded in Inst. No. 2015-8916 and amended and re-stated in that certain Amended and Restated Reciprocal Easement and Operating Agreement by INV Plaza, LLC, recorded in Inst. No. 2015-17244 with the Judge of Probate of Shelby County, Alabama.
12. Reciprocal Easement and Operating Agreement by INV Plaza LLC, dated April 14, 2015, recorded in Inst. No. 2015-12285, replaced by that certain Reciprocal Easement and Operating Agreement by INV Plaza, LLC, dated June 29, 2015, recorded in Inst. No. 2015-22008 (affected by Consent to Reciprocal Easement Agreement from Wells Fargo Bank, National Association, dated June 29, 2015, recorded in Inst. No. 2015-22007) with the Judge of Probate of Shelby County, Alabama.
13. Rights of tenants in possession by Rent Roll with no options to purchase, rights of first refusal and other rights to purchase the land.

