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| Prepared by: Charles A.J. Beavers, Jr., Esq. Bradley Arant Boult Cummings LLP One Federal Place 1819 Fifth Avenue North Birmingham, Alabama 35203 | After recording return to: Vito M. Pacione, Esq. Patzik, Frank & Samotny Ltd. 200 South Wacker Drive, Suite 2700 Chicago, Illinois 60606 | Mail Tax Bills To: SEP Inverness MOB, LLC c/o Stage Equity Partners, LLC 5215 Old Orchard Road, Suite 160 Skokie, Illinois 60077 Attn: Brian L. Howard |
|---|---|--|

LIMITED WARRANTY DEED

State of Alabama)
) *To All To Whom These Presents Shall Come, Greetings:*
Shelby County)

THIS LIMITED WARRANTY DEED is made and entered into as of this 6th day of February, 2019, by and between **INVERNESS DENTAL ASSOCIATES, L.L.C.**, an Alabama limited liability company (hereinafter referred to as "Grantor"), and **SEP INVERNESS MOB, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby grant, bargain, sell and convey unto the said Grantee all of Grantor's right, title and interest, in the following described real estate situated and being in Shelby County, Alabama to, wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

This conveyance is subject to those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and by this reference incorporated herein.

Grantor does hereby covenant with Grantee that Grantor will warrant and forever defend title to the aforesaid real estate against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

\$4,208,750 of the purchase price of the land conveyed hereby was paid from a mortgage loan closed simultaneously herewith.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

GRANTOR:

INVERNESS DENTAL ASSOCIATES, L.L.C., an Alabama limited liability company

By: Charles D. Martin
Name: Charles Douglas Martin
Title: Managing Member

STATE OF ALABAMA)
)SS
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Charles Douglas Martin, whose name as Managing Member of INVERNESS DENTAL ASSOCIATES, L.L.C., an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 30th January day of ~~February~~ 2019.

Edna O. Carroll
Notary Public

My Commission Expires: 5/16/2022

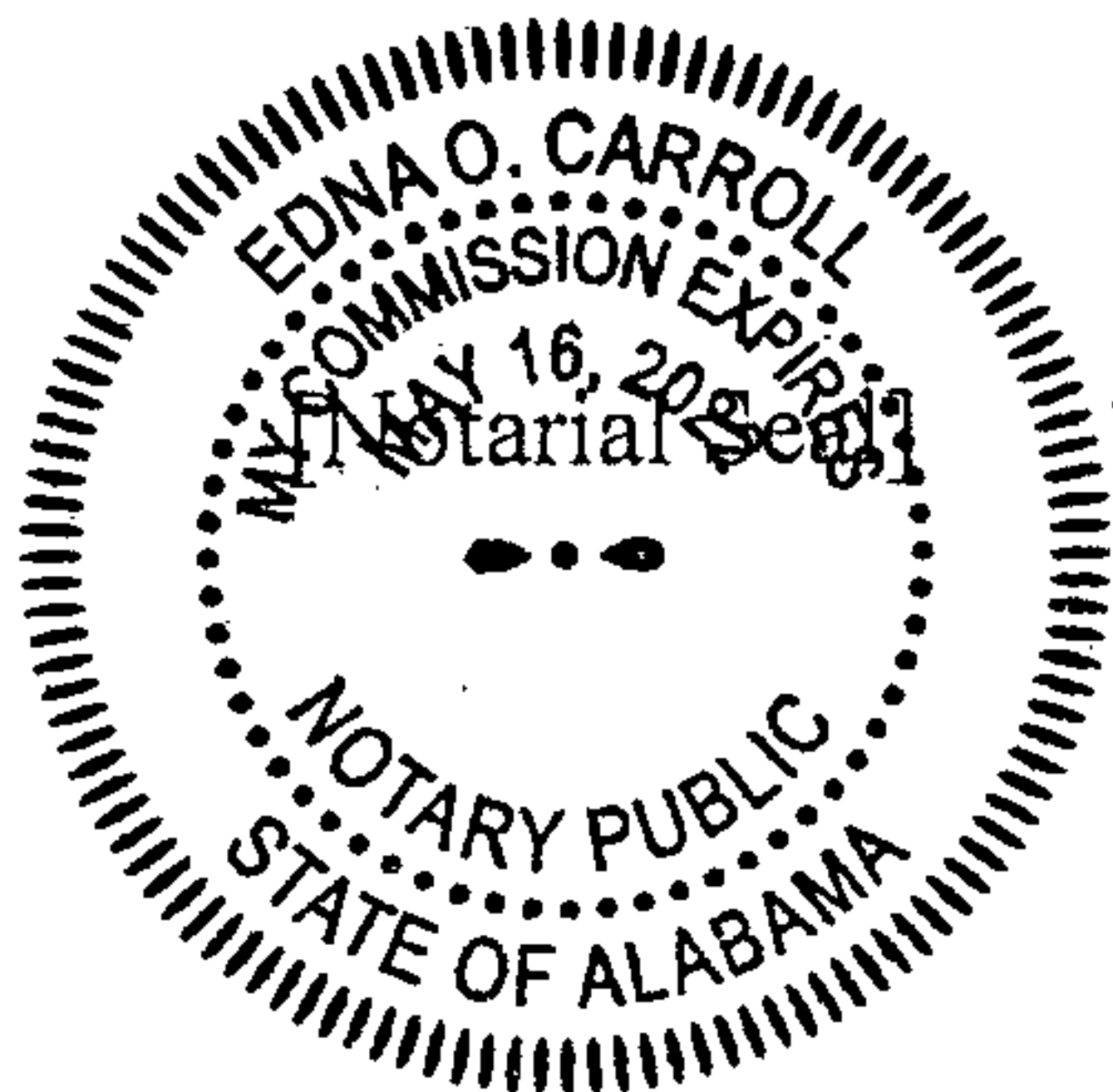


EXHIBIT A

Legal Description

SITE 24-A, ACCORDING TO THE SURVEY OF INVERNESS CENTER SITE 24A, AS RECORDED IN MAP BOOK 15, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.
2. 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.
3. (i) 30 foot building setback line on west, 15 foot building setback lines on north and east and 26 building setback line on south, and (ii) 10 foot wide utility easements on north, south, east and west, all as shown on survey of Inverness Center Site 24A recorded in Map Book 15, Page 31.
4. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 5, Page 355, in the Probate Office of Shelby County, Alabama.
5. Any and all matters disclosed by the ALTA/NSPS Land Title Survey made by Gonzalez – Strength & Associates, Inc. dated January 14, 2019, designated Job No. 18-0605.

20190207000041040 02/07/2019 02:22:13 PM DEEDS 6/9
Real Estate Sales Validation Form

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

Grantor's Name: Inverness Dental Associates, L.L.C.

Grantee's Name: SEP Inverness MOB, LLC

Mailing Address 202 Inverness Center Drive, Suite 301
Birmingham, AL 35242

Mailing Address 5215 Old Orchard Road, Suite 160
Skokie, Illinois 60077

Property Address 202 Inverness Center Drive
Birmingham, AL 35242

Date of Sale February 6, 2019

Total Purchase Price \$6,475,000.00 **

or Actual Value \$ _____

or Assessor's Market Value \$1,982,830.00

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

Appraisal

Sales Contract

Other: Deed to be recorded is attached with required information

Closing Statement

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 February, 2019

Print See attached signature page

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

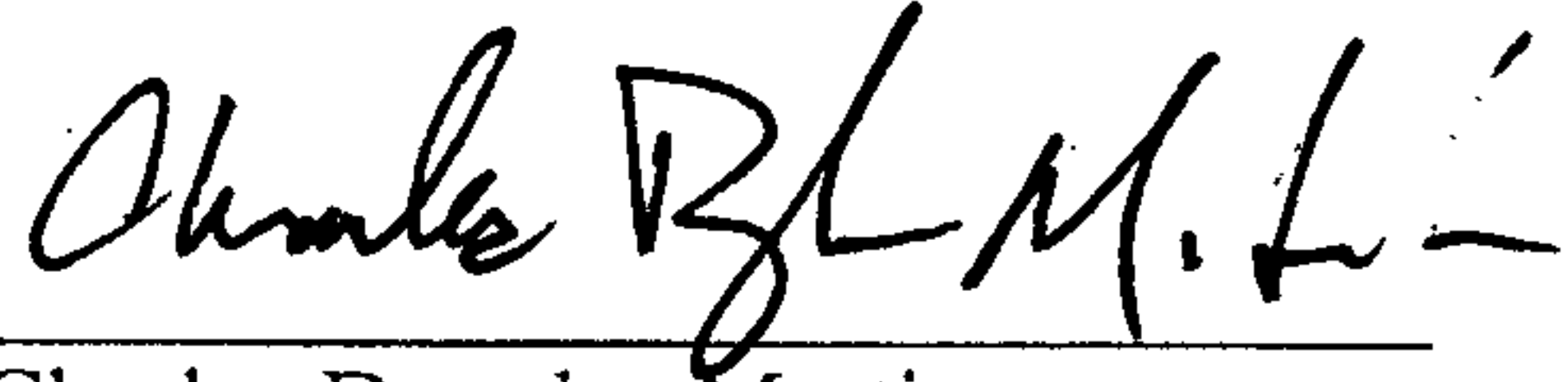
** Recording fees have been calculated and paid based upon the total purchase price. However, the total purchase price does not reflect the actual value of the real estate; rather the purchase price includes the market value of the real estate (see assessor's market value above) plus income derived from physicians' practices.

Form RT-1

Grantor:

INVERNESS DENTAL ASSOCIATES, L.L.C.,
an Alabama limited liability company

By:



Name: Charles Douglas Martin

Title: Managing Member

20190207000041040 02/07/2019 02:22:13 PM DEEDS 8/9
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Date February, 2019

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_____ Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

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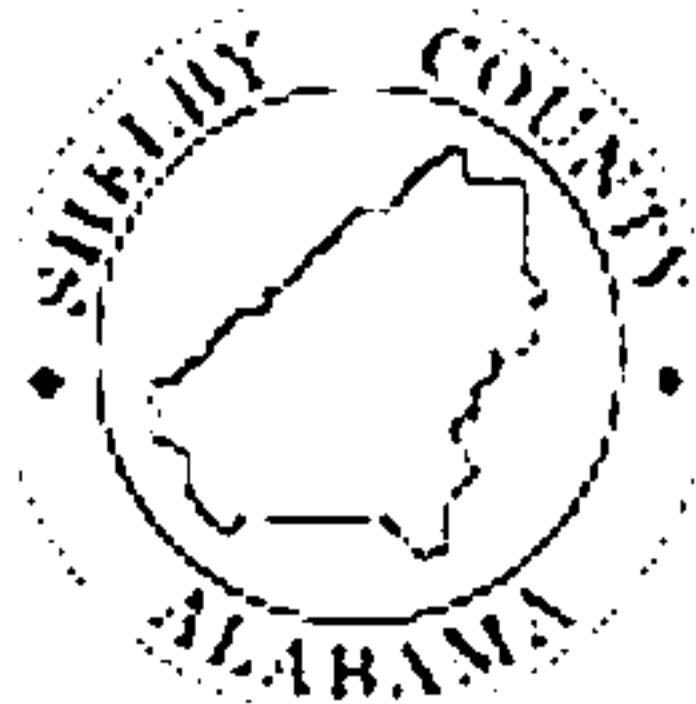
Grantor:

INVERNESS DENTAL ASSOCIATES, L.L.C.,
an Alabama limited liability company

By: 

Name: Charles Douglas Martin

Title: Managing Member



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/07/2019 02:22:13 PM
\$2305.50 CHERRY
20190207000041040

Allie S. Boyd