

STATE OF ALABAMA            )

Send tax notices to:

SHELBY COUNTY             )

Inverness Center Drive, LLC  
27 Inverness Center Parkway  
Birmingham, AL 35242

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that, for and in consideration of TEN & 00/100 DOLLARS (\$10.00) to the undersigned **GEORGE W. BARBER, JR.**, an unmarried individual (as to an undivided 79% interest), and **THE BARBER COMPANIES, INC.**, an Alabama corporation (as to an undivided 21% interest)(collectively, "Grantor"), in hand paid by **INVERNESS CENTER DRIVE, LLC**, an Alabama limited liability company ("Grantee"), the receipt of which is acknowledged, the said Grantor does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, its heirs, successors and assigns, that certain real estate situated in Shelby County, Alabama, which is described in Exhibit A attached hereto and made a part hereof (the "Property").

SUBJECT TO, EXCEPT AND RESERVING:

1. Current ad valorem taxes;
2. Mineral and mining rights not owned by Grantor;
3. All reservations, easements, rights-of-way, encumbrances, exceptions, covenants, ordinances, restrictions, and any and all other interests of record affecting the Property whatsoever;
4. Matters that would be revealed by an accurate survey of the Property or that may be shown on any recorded map or plat of the Property; and
5. All encumbrances and encroachments which an inspection of the Property would reveal.

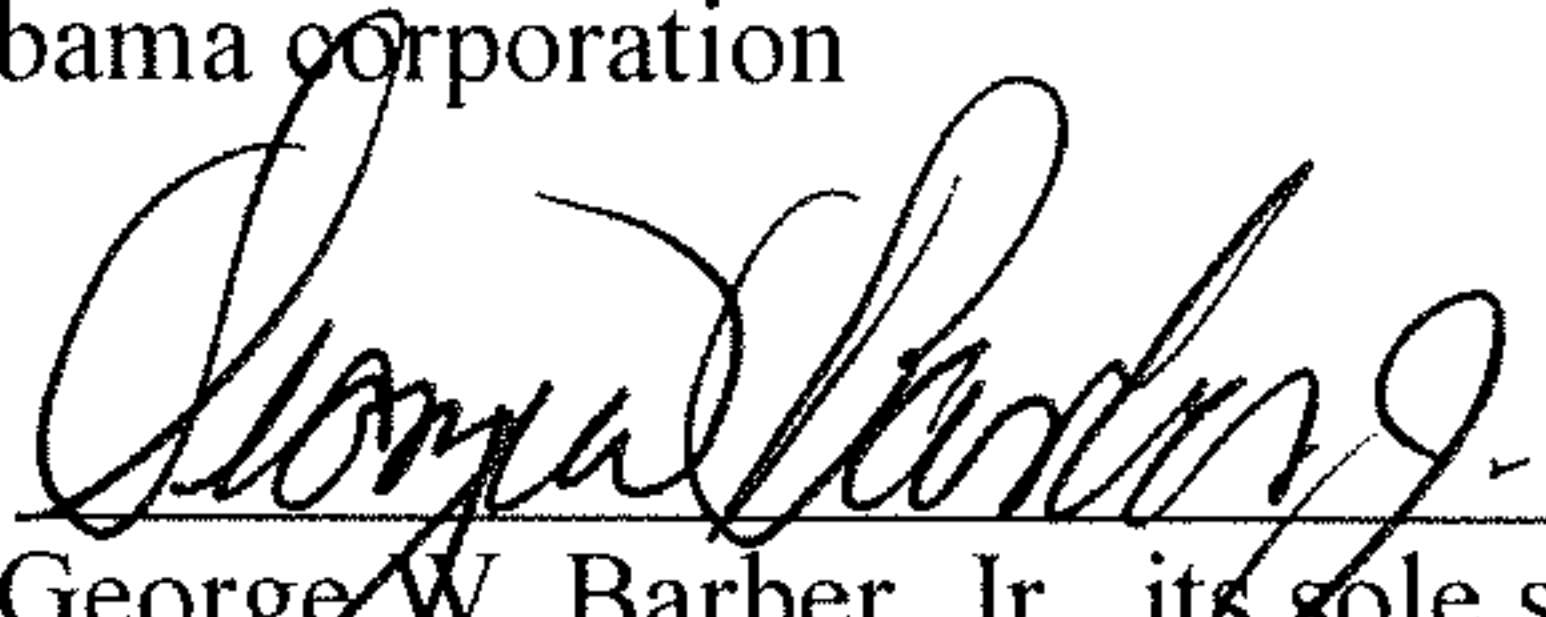
The Property is conveyed "as is" and subject to all environmental conditions, with all faults and specifically and expressly without any warranties, representations, or guaranties of any kind on the part of Grantor concerning the Property, express or implied, except as against acts done or suffered by Grantor that are not specifically excepted herein.

TO HAVE AND TO HOLD to Grantee and Grantee's heirs, successors and assigns forever.

*[The Remainder of this Page Left Intentionally Blank]*




THE BARBER COMPANIES, INC., an  
Alabama corporation

By:   
George W. Barber, Jr., its sole shareholder

STATE OF ALABAMA )  
Shelby COUNTY )

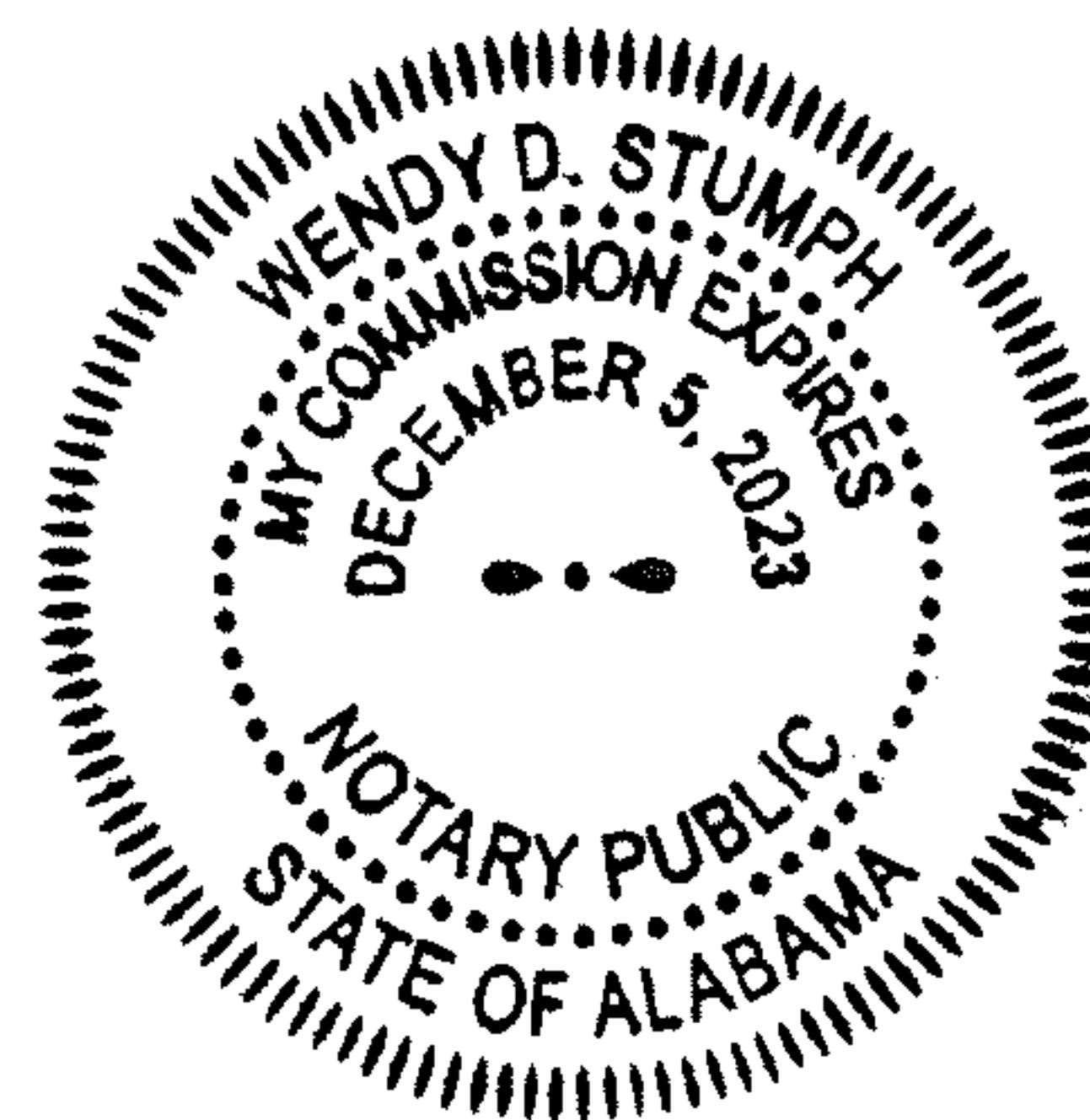
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that George W. Barber, Jr., whose name as sole shareholder of The Barber Companies, Inc., an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such general partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal, this 27<sup>th</sup> day of March, 2020.

  
Notary Public  
My commission expires: 12/5/23

AFFIX SEAL

This instrument was prepared by:  
Jonathan "JT" Thornbury, Esq.  
The Barber Companies, Inc.  
27 Inverness Center Parkway  
Birmingham, Alabama 35242  
(205) 795-4704



**Legal Description**

A parcel of land located in the SW ¼ of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commencing at a point on the face of the Western curb of Access Road "B" and the Southwestern margin of U.S. Highway 280, being the Northeastern corner of Site 24D of Inverness Center as shown on the plat of Inverness Center Site 24D recorded in Map Book 27, Page 134 and crossing Access Road "B" S 54°10'42"E for a distance of 38.50 feet to an iron pin which is the point of beginning; thence with the Southwestern margin of U.S. Highway 280 a curve to the left with a chord bearing of S 57°00'52"E for 249.85 feet (R=2915.42'; A=249.92') to an iron pin found; thence with Inverness Center Drive for two (2) courses to wit: S 31°49'16"W for a distance of 203.20 feet to an iron pin; thence a curve to the right with a chord bearing of S 37°57'31"W for 78.87 feet (R=397.02' A=79.00') to an iron pin; thence with Access Road "B" North 45°20'26"W for a distance of 260.98 feet to an iron pin; thence with Access Road "B" N 35°26'30"E for a distance of 229.01 feet to the point and place of beginning.

**Access Road "B"**

Commencing at an iron pin with cap (Paragon) on the Southwestern right of way of U.S. Highway 280, as shown on plat of Inverness Center Site 24D recorded in Map Book 27, Page 134, and running with U.S. Hwy 280 with a curve to the left with a chord bearing of S 51°35'06"E for 225.37 feet to a point on face of curb which is the point of beginning; thence from the point of beginning running a curve to the left with a chord bearing of S 54°10'42"E for 38.50 feet to an iron pin on the Bank portion (R=2915.42 feet; L=38.50 feet); thence running with the bank portion for two (2) courses to wit: S 35°26' 30"W for 229.01 feet to an iron pin; thence S 45°20'26"E for 260.98 feet to an iron pin on the Western right of way of Inverness Center Drive; thence with Inverness Center Drive for two (2) course, to-wit: a non-radial curve to the left with a chord bearing of S 49°29'14"W for 66.83 feet (R=397.02 feet; L=66.91 feet) to a point; thence S 54°20'38"W for 72.65 feet to an iron pin; thence leaving Inverness Center Drive and running with Site 24A (MB 15-31) for five (5) courses to-wit: a non-radial curve to the left with a chord bearing of N04°28'08"E for 76.43 feet (R=50; L=86.99 feet) to an iron pin; thence N 45°18'38"W for 128.27 feet to an iron pin; thence a non-radial curve to the left with a chord bearing of N 68°17'09"W for 18.70 feet (R=25 feet; L=19.17 feet) to a point; thence N 02°09'02"W for 21.05 feet to an iron pin; thence N 33°30'06"W for 63.67 feet to a point; thence with Site 24D and more or less with existing curb N 35°26'30"E for 283.37 feet to the point of beginning.

Situated in Shelby County, Alabama.



# Real Estate Sales Validation Form

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

20200401000128420 04/01/2020 03:47:35 PM DEEDS 5/5

Grantor's Name George W. Barber, Jr. (79%) &  
Mailing Address The Barber Companies, Inc. (21%)  
27 Inverness Center Pkwy  
Birmingham, AL 35242

Grantee's Name 600 University Park, LLC  
Mailing Address 27 Inverness Center Pkwy  
Birmingham, AL 35242

Property Address 200 Inverness Center Drive  
Birmingham, AL 35209

Date of Sale March 26, 2020

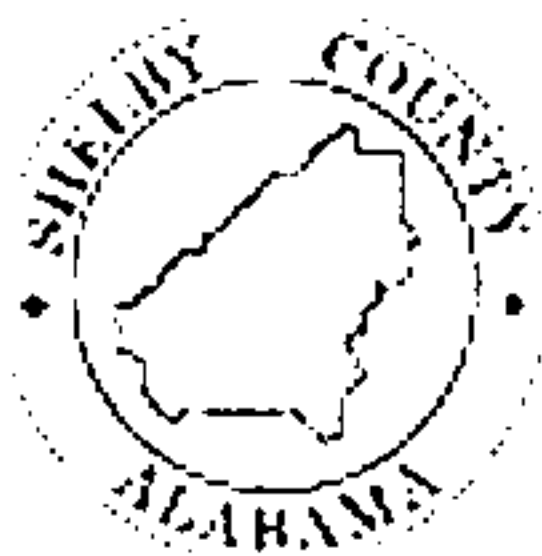
Total Purchase Price \$                     

or

Actual Value \$                     

or

Assessor's Market Value \$ 1,940,010



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/01/2020 03:47:35 PM  
\$1974.50 CHARITY  
20200401000128420

*Allen S. Boyd*

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: Tax Statement

☐ 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                     

Print Jonathan "JT" Thornburg

☐ Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one