

Prepared by: Vito M. Pacione, Esq. Patzik, Frank & Samotny Ltd. 200 South Wacker Drive, Suite 2700 Chicago, Illinois 60606	After recording return to: Garry C. Berman, Esq. Robinson & Cole LLP 280 Trumbull Street Hartford, Connecticut 06103	Mail Tax Bills To: Inverness Center Properties LLC 8604 Trethorne Court Waxhaw, North Carolina 28173 Attn: Robert P. Selkin
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LIMITED WARRANTY DEED

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

THIS **LIMITED WARRANTY DEED** is made and entered into as of this 16th day of March, 2021, by and between **SEP INVERNESS MOB, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantor"), and **INVERNESS CENTER PROPERTIES 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.

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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.

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

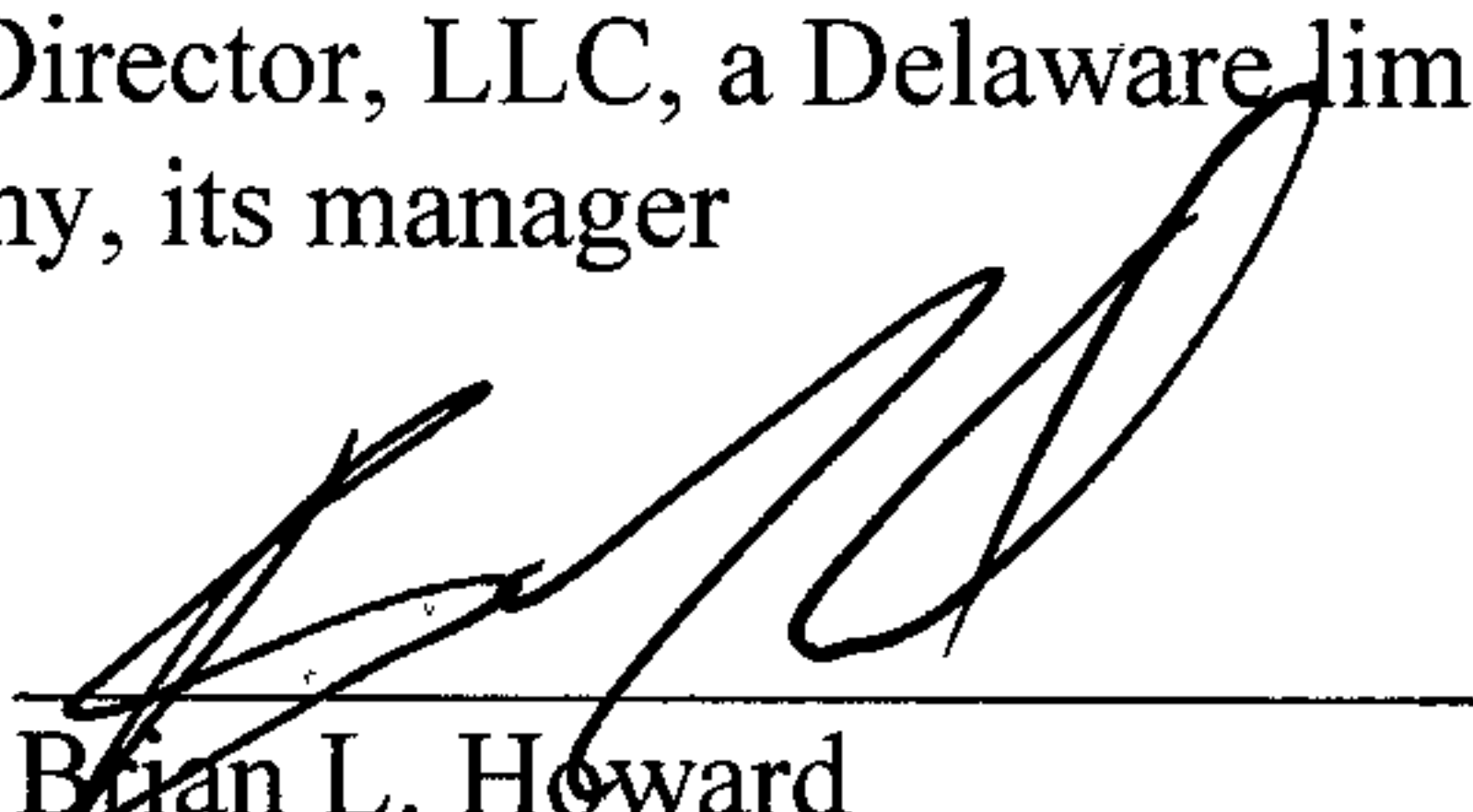
[Signature Page Follows]

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:

SEP INVERNESS MOB, LLC, a Delaware limited liability company

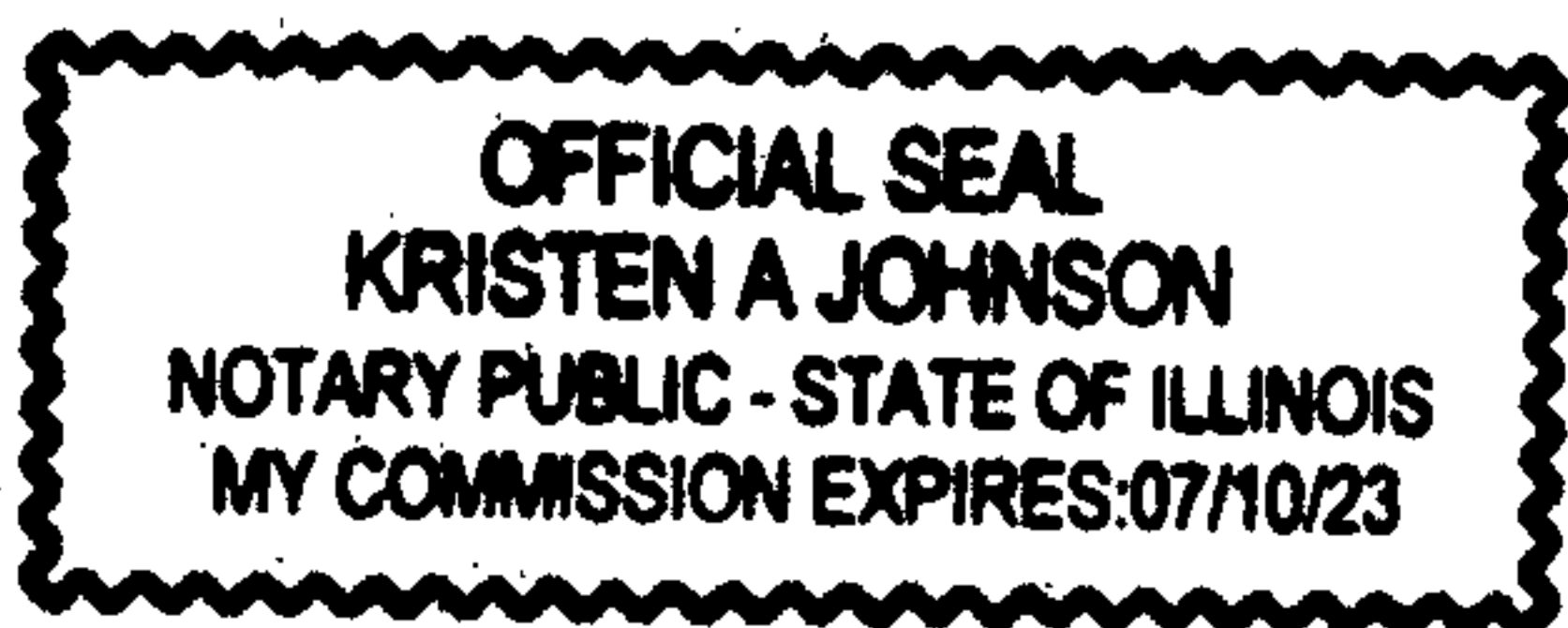
By: Stage Director, LLC, a Delaware limited liability company, its manager

By: 
Name: Brian L. Howard
Title: Manager

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Brian L. Howard, whose name as Manager of Stage Director, LLC, a Delaware limited liability company, the manager of SEP INVERNESS MOB, LLC, a Delaware 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 Manager 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 11 day of March, 2021.




Notary Public

[Notarial Seal]

My Commission Expires: 7/10/2023



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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 2021 and subsequent years, not yet due and payable.
2. (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.
3. 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.
4. Rights of Inverness Family Dentistry, P.C., an Alabama professional corporation, as tenant only, without any right of first refusal, right of first offer or option to purchase, under that certain unrecorded Lease Agreement dated February 6, 2019 with Grantor.
5. Rights of Sherri M. Weissman, D.M.D, P.C., an Alabama professional corporation, as tenant only, without any right of first refusal, right of first offer or option to purchase, under that certain unrecorded Lease Agreement dated February 6, 2019 with Grantor.
6. Rights of Birmingham Endodontics, L.L.C., an Alabama limited liability company, as tenant only, without any right of first refusal, right of first offer or option to purchase, under that certain unrecorded Lease Agreement dated February 6, 2019 with Grantor.
7. Any and all matters disclosed by the ALTA/NSPS Land Title Survey made by Gonzalez – Strength & Associates, Inc. dated February 12, 2021, designated Job No. 21-0096.

Real Estate Sales Validation Form

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

Grantor's Name: SEP Inverness MOB, LLC

Grantee's Name: Inverness Center Properties LLC

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

Mailing Address: 8604 Trethorne Court Waxhaw, North Carolina 28173

Property Address 202 Inverness Center Drive Birmingham, AL 35242

Date of Sale March, 2021
Total Purchase Price \$7,176,355.00
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
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 March 16, 2021

Print See attached signature page X

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

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Grantor:

SEP INVERNESS MOB, LLC,
a Delaware limited liability company

By: Stage Director, LLC, a Delaware limited
liability company, its manager

By:

Name:  Brian L. Howard

Title: Manager



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Allie S. Bezel