

**Prepared by and when recorded return to:**

Jay A. Price  
Burr & Forman LLP  
420 North 20th Street, Suite 3400  
Birmingham, Alabama 35203

**Name and Address of Taxpayer:**

KRE DANBERRY PROPCO LLC  
800 N. Orange Avenue  
Suite 210  
Orlando, Florida 32801  
Attention: John Mark Ramsey

STATE OF ALABAMA        )

COUNTY OF SHELBY        )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration this day in hand paid to ALI DANBERRY OWNER, LLC, a Delaware limited liability company (the "Grantor"), the receipt of whereof is hereby acknowledged, Grantor does hereby **GRANT, BARGAIN, SELL and CONVEY**, unto KRE DANBERRY PROPCO LLC, a Delaware limited liability company ("Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and made a part hereof (the "Property");

**TOGETHER WITH** any and all of Grantor's right, title and interest in and to (i) any and all rights, easements tenements, hereditaments, and appurtenances thereunto appertaining, and (ii) the buildings, structures, fixtures and other improvements affixed to or located on said Property.

**SUBJECT TO** only those matters more particularly set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions") (*provided, however*, that reference thereto shall not serve to re-impose same).

**TO HAVE AND TO HOLD** to the Grantee, its successors and assigns in fee simple forever, **AND** Grantor does for itself and its successors and assigns covenant with the said Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that title to the Property is free from all encumbrances except the Permitted Exceptions; and that Grantor will, and its successors and assigns shall, forever warrant and defend the Property to the said Grantee, its successors and assigns, against the lawful claims of any person claiming by, through or under such Grantor, but against none other.

Pursuant to and in accordance with § 40-22-1, Code of Alabama (1975), as amended, the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: c/o Artemis Real Estate Partners, 5404 Wisconsin Avenue, Suite 1150,  
Chevy Chase, MD 20815

Grantee's Address: 800 N. Orange Avenue, Suite 210, Orlando, Florida 32801

Property Address: 235 Inverness Center Drive, Birmingham, Alabama

Contract Sales Price: \$49,035,000.00

Date of Sale: Apr 29, 2022

The Contract Sales Price can be verified in: the Closing Statement and Sales Contract.

The entire purchase price was paid from the proceeds of a mortgage loan from Berkeley Point Capital  
LLC d/b/a Newmark secured by a mortgage recorded simultaneously herewith.

IN WITNESS WHEREOF, Grantor has hereunder caused this instrument to be executed effective as of the 25 day of April, 2022.

ALI DANBERRY OWNER, LLC,  
a Delaware limited liability company

By: [Signature]  
Name: Kevin Brodsky  
Its: Authorized Signatory

STATE OF Maryland  
COUNTY OF Montgomery

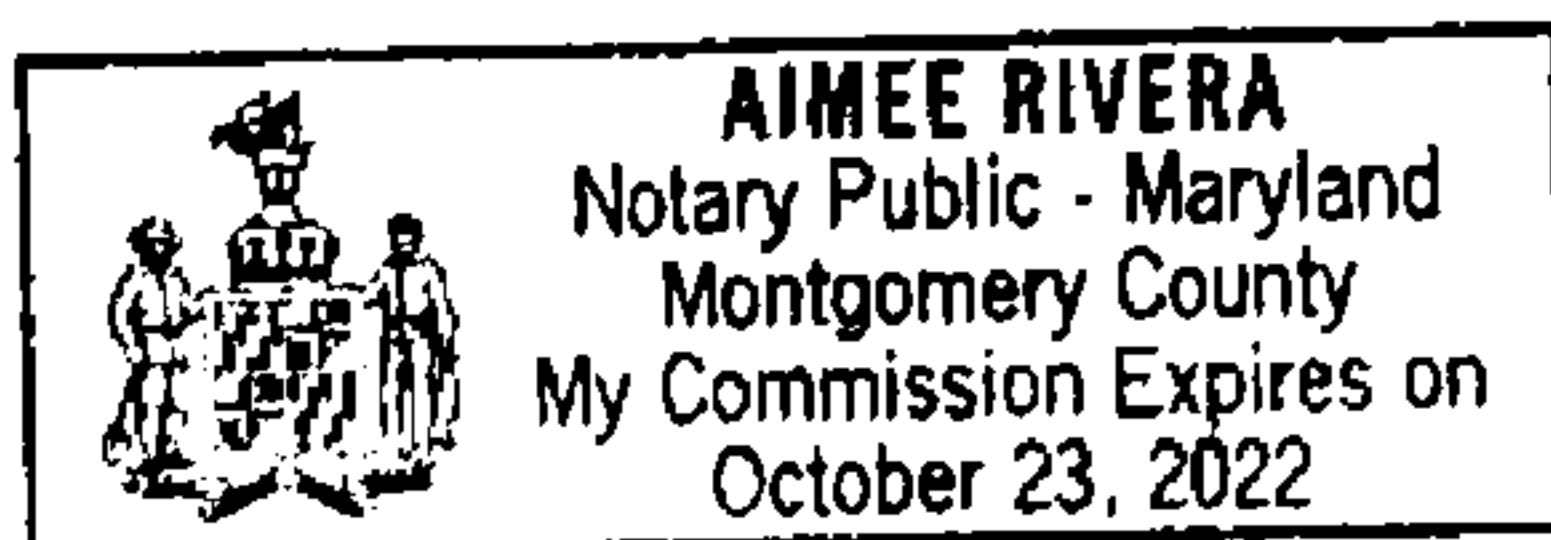
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kevin Brodsky, as Authorized Signatory of ALI DANBERRY OWNER, LLC, a Delaware limited liability company, signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company in such capacity.

Given under my hand and official seal this 25<sup>th</sup> day of April, 2022.

[Signature]  
Notary Public

[NOTARY SEAL]

My commission expires: 10.23.22



**EXHIBIT A**

**Legal Description**

Parcel I:

Lot 1, according to the Final Plat of Danberry Village, as recorded in Map Book 39, Page 139, in the Office of the Judge of Probate of Shelby County, Alabama.

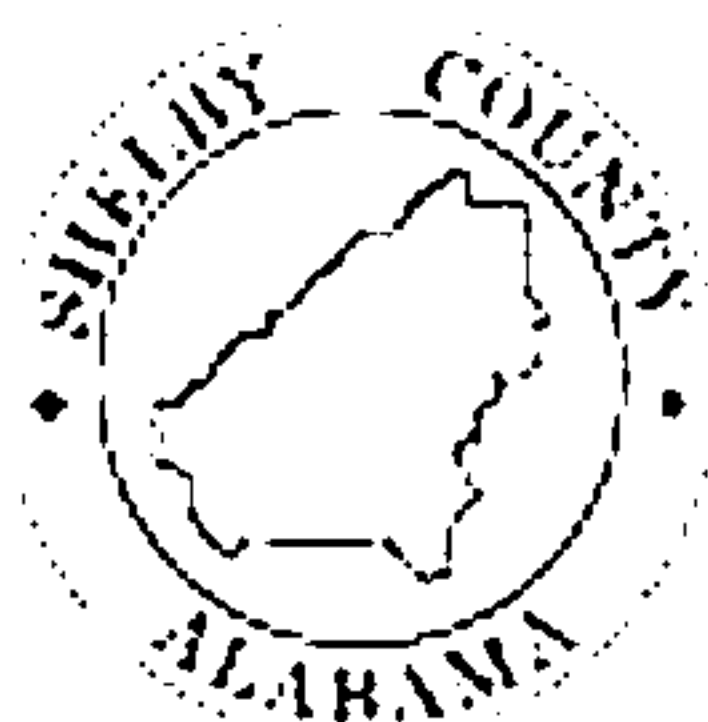
Parcel II:

Easements and rights appurtenant to and for the benefit of Parcel I as set forth in The Cottages of Danberry First Amended and Restated Declaration of Covenants, Conditions and Restrictions dated 2/25/2014, and recorded in Instrument #20140225000052020, in the Office of the Judge of Probate of Shelby County, Alabama, over and across the lands described thereon.

**EXHIBIT B**

**Permitted Encumbrances**

1. All taxes for the year 2022 and subsequent years, not yet due and payable.
2. The following matters as disclosed on the Final Plat of Danbury Village recorded at Map Book 39, Page 139, in the Office of the Judge of Probate of Shelby County, Alabama: (a) 35' building setback line, (b) 50' ingress/egress easement.
3. Restrictions, covenants and conditions as set out in instrument recorded in Instrument No. 20050401000150480; with Incorporation of the Association recorded in Instrument No. 20050203000055560, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Deed Book 5, Page 355, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Declaration of Protective Covenants and Restrictions as set out in deed recorded in Instrument No. 20080501000179640 (except those certain repurchase rights set forth in Section 2.7.5 and Article V of said Declaration, which repurchase rights are null and void and of no further force and effect) and Compliance Certificate dated December 3, 2008, recorded in Instrument No. 20090417000141160, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Easement granted to Alabama Power Company recorded in Instrument No. 20081106000430280, in the Office of the Judge of Probate of Shelby County, Alabama.
7. The Cottages of Danberry First Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140225000052020, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Terms, conditions, limitations, obligations and other matters set forth in Easement and Memorandum of Agreement for Grant of License, effective as of November 12, 2020, by and between ALI Danberry Lessee, LLC and Spectrum Southeast, LLC, recorded January 20, 2021, in Instrument No. 20210120000032380, in the Office of the Judge of Probate of Shelby County, Alabama.



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/02/2022 03:04:55 PM  
\$35.00 CHARITY  
20220502000178660**

*Allen S. Bayl*