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07/25/2022 10:35:52 AM
DEEDS 1/6

This instrument prepared by:
Mark J. Lochiatto
Goodwin Procter LLP
100 Northern Avenue
Boston, Massachusetts 02210

STATE OF ALABAMA

COUNTY OF SHELBY

Send Tax Notice To:
Inverness Corners SC LLC
151 Bodman Place, Suite 201
Red Bank, New Jersey 07701

STATUTORY WARRANTY DEED

This STATUTORY WARRANTY DEED made and entered into by BRANCH INVERNESS ASSOCIATES, LP, a Delaware limited partnership (herein referred to as "Grantor"), in favor of Inverness Corners SC LLC, as to a 51.52% undivided interest, Inverness Corners SC TIC 2 LLC, as to a 2.97% undivided interest, Inverness Corners SC TIC 3 LLC, as to a 2.97% undivided interest, Inverness Corners SC TIC 4 LLC, as to a 4.45% undivided interest, Inverness Corners SC TIC 5 LLC, as to a 3.27% undivided interest, Inverness Corners SC TIC 7 LLC, as to a 1.28% undivided interest, Inverness Corners SC TIC 8 LLC, as to a 1.78% undivided interest, Inverness Corners SC TIC 9 LLC, as to a 20.79% undivided interest, and Inverness Corners SC TIC 10 LLC, as to a 10.97% undivided interest, each a Delaware limited liability company as tenants in common (herein collectively referred to as "Grantee").

WITNESETH

WHEREAS, Grantor currently owns fee simple title in those certain parcels of real property located in Shelby County, Alabama (the "Shelby County Real Property") such Shelby County Real Property being more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference;

WHEREAS, Grantor desires to sell all of Grantor's interest in the Shelby County Real Property to Grantee;

WHEREAS, Grantee is desirous of purchasing all of Grantor's interests in the Shelby County Real Property;

NOW, THEREFORE, FOR AND IN CONSIDERATION, of the sum of Ten and No/100 (\$10.00) Dollars cash, and other good and valuable consideration, this day in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby expressly acknowledge by Grantor, Grantor has this day granted, bargained, sold, and conveyed, and does by these presents, grant, bargain, sell, and convey unto Grantee, its successors and assigns, Grantor's entire interest

in and to the following-described tracts or parcels of real property, situated and lying and being in the County of Shelby, State of Alabama, to-wit:

Note: \$24,250,000 of the purchase price was paid with the proceeds of a mortgage recorded simultaneously herewith.

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN AS IF SET OUT IN FULL.**

TO HAVE AND TO HOLD the said tract or parcel of land unto the said Grantee, its successors and assigns, forever, subject however to ad-valorem taxes for the current tax year and any rollback taxes, drainage, set back lines, zoning, use, building, utility restrictions, easements, rights-of-way, and any other matters of record or fact, and zoning ordinances, subdivision regulations and other laws and recorded restrictions, all items on any recorded plat pertaining to the Shelby County Real Property and any other matters which would be reflected by a current and accurate survey. Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance, or adverse claim to the Shelby County Real Property, except as herein set forth, since the date of acquisition thereof by the Grantor.

In Witness Whereof, the said Grantor has executed this instrument on this

7th day of July, 2022.

BRANCH INVERNESS ASSOCIATES, LP,
a Delaware limited partnership

By: Branch Retail GP, LLC, its General
Partner

By: 

Name: Brett J. Horowitz

Title: Authorized Signatory

STATE OF GEORGIA

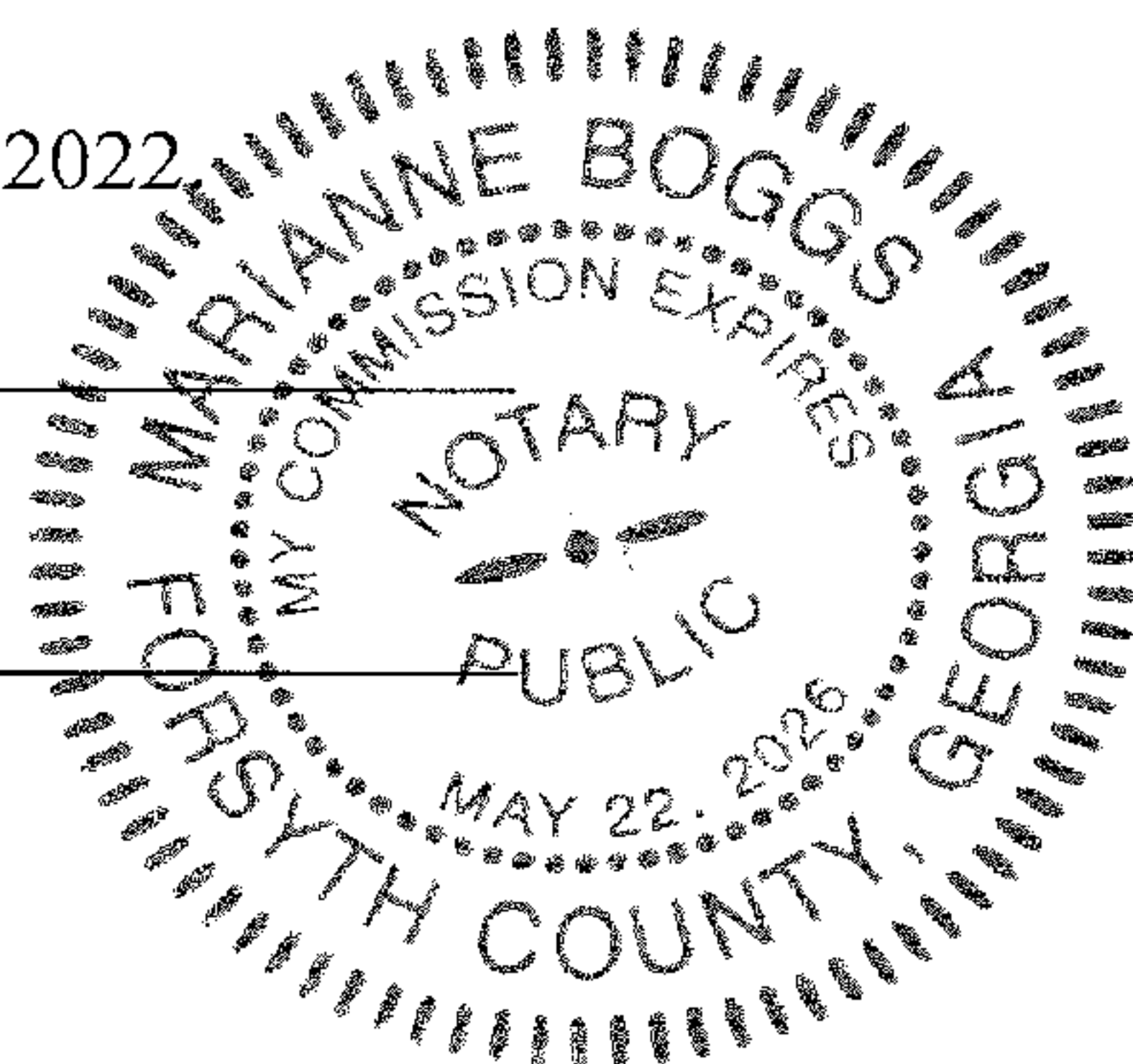
COUNTY OF FULTON

I, the undersigned Notary Public in and for said County and State hereby certify that Brett J. Horowitz, as Authorized Signatory of Branch Retail GP, LLC, a Georgia limited liability company, which is the general partner of Branch Inverness Associates, LP, a Delaware limited partnership, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such officer and with fully authority, executed the same voluntarily for and as the act of said limited liability company, as of the date of this acknowledgement.

GIVEN under my hand and official seal this the 7th day of JULY, 2022.

Marianne Boggs
Notary Public

My Commission Expires: _____



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

Grantor's Address: 3340 Peachtree Road, NE, Suite 2775, Atlanta, Georgia 30326

Grantee's Address: 151 Bodman Place, Suite 201, Red Bank, New Jersey 07701

Property Address: 500 Inverness Corners, Birmingham, Alabama 35242

Purchase Price: \$35,000,000

The Purchase Price of the Property can be verified by the Closing Statement

THE PREPARER OF THIS DOCUMENT HAS NOT BEEN REQUESTED TO RENDER AN OPINION, AND NO OPINION IS HEREBY RENDERED WITH RESPECT TO THE STATE OF TITLE TO THE FOREGOING REAL PROPERTY OR THE ACCURACY OF THE LEGAL DESCRIPTION THEREOF.

EXHIBIT A

LEGAL DESCRIPTION

Lot 1-A per the Resurvey of Lot 1 - Inverness Corners Subdivision recorded in Map Book 50, Page 96; Lot 1B-1 per the Resurvey of Lot 1B - Inverness Corners Subdivision recorded in Map Book 51, Page 76; Lot 3 of Inverness Corners Subdivision recorded in Map Book 44, Page 113; and Lot D-2-A per the Survey of Inverness Corners to create Outparcel "E" & being a Resurvey of Lot D-2 recorded in Map Book 26, Page 84, each in the Judge of Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/25/2022 10:35:52 AM
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