

THIS INSTRUMENT PREPARED BY:
Brian P. Cain, Esq.
Holt Ney Zatcoff & Wasserman, LLP
100 Galleria Parkway, Suite 1800
Atlanta, Georgia 30339

20220816000320580
08/16/2022 09:22:33 AM
DEEDS 1/5

Send Tax Notice To:
HCI Inverness LLC
GenRev Properties
3075 Healthy Way
Birmingham, Alabama 35243

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 15th day of August, 2022, by **BRANCH INVERNESS ASSOCIATES, LP**, a Delaware limited partnership (hereinafter referred to as the "**Grantor**"), to **HCI INVERNESS LLC**, an Alabama limited liability company (hereinafter referred to as the "**Grantee**").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred and 00/100 Dollars and (\$100.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does hereby grant, bargain, sell and convey unto Grantee, that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

Part of the consideration paid for this conveyance has been paid out of the proceeds of a mortgage loan closed simultaneously herewith.

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims and demands (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:
Branch Inverness Associates, LP
3340 Peachtree Road NE
Suite 600
Atlanta, Georgia 30326

Grantee's Name and Mailing Address:
HCI Inverness LLC
GenRev Properties
3075 Healthy Way
Birmingham, Alabama 35243

Property Address: See Exhibit A

Purchase Price: \$675,000.00

The Purchase Price of the Property can be verified by the closing statement.

[Signature appears on following page.]

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

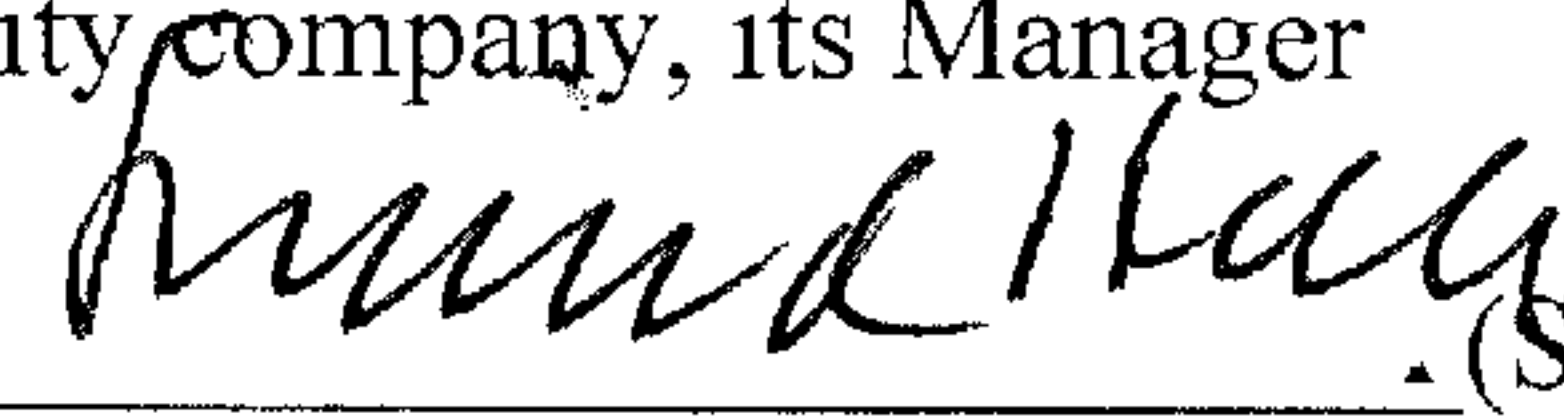
BRANCH INVERNESS ASSOCIATES, LP, a Delaware limited partnership

By: BRANCH RETAIL GP, LLC, a Georgia limited liability company, its General Partner

By: BRANCH RETAIL PARTNERS, LP, a Delaware limited partnership, its Sole Member

By: BRANCH RETAIL MANAGEMENT, LLC, a Georgia limited liability company, its General Partner

By: BRANCH ADMINISTRATIVE MANAGER, LLC, a Georgia limited liability company, its Manager

By:  (SEAL)
Richard H. Lee, Authorized Member

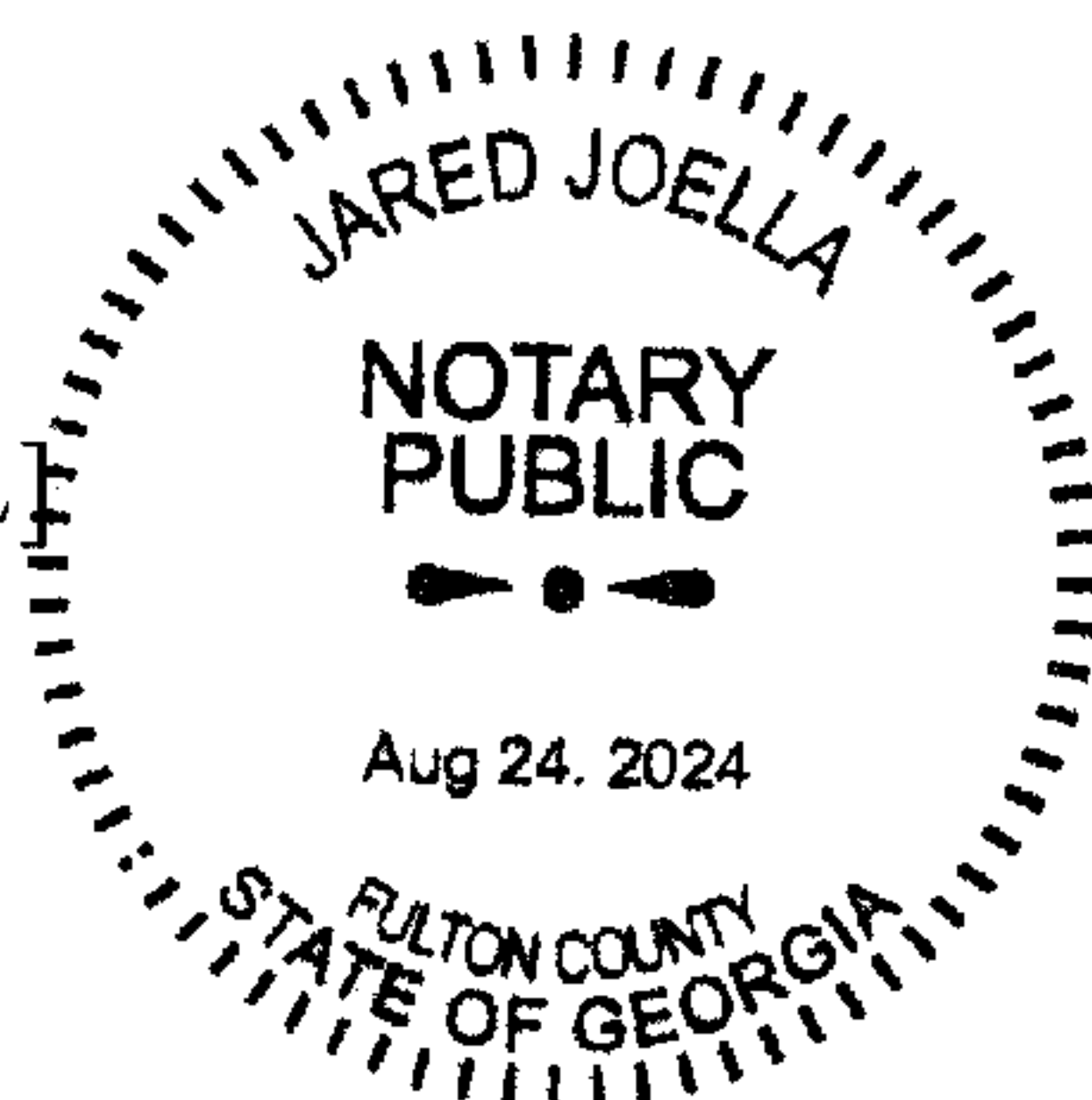
STATE OF GEORGIA)

FULTON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Richard H. Lee** whose name as Authorized Member of Branch Administrative Manager, LLC, a Georgia limited liability company, as Manager of Branch Retail Management, LLC, a Georgia limited liability company, as General Partner of Branch Retail Partners, LP, a Delaware limited partnership, as Sole Member of Branch Retail GP, LLC, a Georgia limited liability company, as General Partner of Branch Inverness Associates, LP, a Delaware limited partnership is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he, in his capacity as such Authorized Member and with full authority, executed the same voluntarily for and as the act of said Delaware limited partnership, on the day the same bears date.

Given under my hand and seal this the 10th day of August, 2022.

[NOTARIAL SEAL]




Notary Public

My Commission Expires: 08/24/2024

EXHIBIT A

LEGAL DESCRIPTION

Lot 1B-2 as shown on that certain Resurvey of Lot 1B, Inverness Corners Subdivision, as recorded in Map Book 51, Page 76, in the Probate Office of Shelby County, Alabama.

Together with rights that constitute an interest in Real Estate contained in Reciprocal Easement Agreement by and between Metropolitan Life Insurance Company and Investment Associates, LLC, dated November 25, 2003 and recorded in Instrument No. 20031205000788530.

Together With rights that constitute an interest in Real Estate contained in Declaration of Easements, Covenants, Conditions and Restrictions by Branch Inverness Associates, LP, as recorded in Inst. No. 20220725000289280.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Liens for all real estate taxes and assessments for the year 2022 and all subsequent years, which are not yet due and payable.
2. Any minerals or mineral rights not owned by Grantor.
3. Easements granted Alabama Power Company by instrument dated July 29, 1980 and recorded in Real Book 327, Page 881 and Real Book 340, Page 804.
4. Agreement by and between Metropolitan Life Insurance Company, Inverness Point Homeowners' Association, Inc. and the City of Hoover and recorded in Real Book 365, Page 876.
5. Right to construct, operate and maintain electric distribution, transmission and communication lines granted Alabama Power Company by instrument and recorded in Real Book 291, Page 68.
6. Reciprocal Easement Agreement with maintenance fees by and between Metropolitan Life Insurance Company and Investment Associates, LLC, and recorded in Instrument No. 20031205000788530.
7. Declaration of Restrictive Covenants in favor of Daniel Properties XV Limited Partnership and Daniel U.S. Properties Limited Partnership dated November 14, 1989 and recorded in Real Book 268, Page 605.
8. Use Restrictions and easements contained in lease by and between Inv. Corners, LLC and Celico Partnership d/b/a Verizon Wireless, a memorandum of which is recorded in Inst. No. 2015032000008827. SNDA Agreement relating thereto recorded in Inst. No. 20200429000167120.
9. Covenants, conditions, restrictions, prohibitions, easements and exclusive uses contained in that certain lease by and between I & G Inverness Retail, LLC and Winn-Dixie Montgomery Leasing LLC, a memorandum of which is recorded in Inst. No. 20130319000112840. SNDA Agreement related thereto recorded in Inst. No. 20200429000167130.
10. Encroachment of curb and gutter onto adjoining property as shown on survey of Jason E. Bailey dated October 4, 2021.
11. Covenants, conditions, restrictions, easements, site plan approval requirements, prohibited uses, CAM assessments and obligations set forth in the Declaration of Easements, Covenants, Conditions and Restrictions by Branch Inverness Associates, LP as recorded in Inst. No. 20220725000289280.
12. Declaration of Use Restrictions as recorded in Inst. No. 20220725000289310.
13. Covenants, Conditions, Restrictions, Obligations, easements for utilities, ingress, egress and parking contained in Declaration of Easements, Covenants, Conditions and Restrictions (Lot 2) as recorded in Inst. No. 20220725000289290.
14. Covenants, conditions, restrictions, obligations, easements for utilities, ingress, egress and parking and exclusive use contained in Declaration of Easements, Covenants, Conditions and Restrictions (Lot 4) as recorded in Inst. No. 20220725000289300.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/16/2022 09:22:33 AM
\$159.00 BRITTANI
20220816000320580

B-1

Alvin S. Boyd