

This instrument was prepared by:
John M. Steiner, Esq.
Sullivan & Worcester LLP
One Post Office Square
Boston, MA 02109

Send tax notices to:
Inverness Office Park AL, LLC
200 Lake Avenue, 2nd Floor
Lake Worth Beach, FL 33460
Attn: Charles Stein

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED made by SIR PROPERTIES TRUST, a Maryland real estate investment trust whose address is Two Newton Place, 255 Washington Street, Suite 300, Newton, Massachusetts 02458 (hereinafter referred to as "Grantor"), to INVERNESS OFFICE PARK AL, LLC, a Delaware limited liability company whose address is 200 Lake Avenue, 2nd Floor, Lake Worth Beach, Florida 33460 (hereinafter referred to as "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Sixteen Million Fifty Thousand and 00/100s Dollars (\$16,050,000.00) in hand paid by Grantee to Grantor, the receipt and sufficiency are hereby acknowledged by Grantor, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the real estate situated in Shelby County, Alabama (together with all buildings and improvements thereon) and more particularly described on Exhibit A attached hereto (the "Property").

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

This conveyance is subject to the following: all matters of record in force and applicable to the Property; all matters that would be shown by a complete and accurate ALTA/NSPS Survey of the Property as of the date hereof; all real estate taxes and municipal assessments for the Property for the current tax year not yet due or payable; and all applicable laws (the "Permitted Encumbrances").

TO HAVE AND TO HOLD, unto Grantee, its successors and assigns forever.

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor, its successors and assigns, will warrant and defend the above-described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through or under Grantor; but none other, excepting, however, the Permitted Encumbrances.

THE DECLARATION OF TRUST ESTABLISHING GRANTOR, DATED FEBRUARY 8, 2012, AS FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND, PROVIDES THAT NO TRUSTEE, OFFICER, SHAREHOLDER, EMPLOYEE OR AGENT OF GRANTOR SHALL BE HELD TO ANY PERSONAL LIABILITY, JOINTLY OR SEVERALLY, FOR ANY OBLIGATION OF, OR CLAIM AGAINST, GRANTOR. ALL PERSONS DEALING WITH GRANTOR IN ANY WAY SHALL LOOK ONLY TO THE ASSETS OF GRANTOR FOR THE PAYMENT OF ANY SUM OR THE PERFORMANCE OF ANY OBLIGATION.

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EXHIBIT A

LEGAL DESCRIPTION

**40, 42, 44 and 46 Inverness Center Parkway
Birmingham, AL**

LEGAL DESCRIPTION

(Building Nos. 40, 42, 44 and 46)

Part of the East ½ of Section 35, Township 18 South, Range 2 West and the West ½ of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the Southwest corner of the Southeast ¼ of the Northeast ¼ of Section 35, Township 18 South, Range 2 West, Shelby County, Alabama, and run N 45°29'10" E along the diagonal line from the Southwest corner to the Northeast corner of said ¼ ¼ section, being the same as the Southeast line of a resurvey of Lot 2-D of Cahaba River Park, as recorded in Map Book 8, Page 95 in the Probate Office of Shelby County, Alabama 1791.69 feet to a 5/8" rebar, being the Northwesterly corner of Lot 4A of the Survey of Resource Center, as recorded in Map Book 24, Page 118 in the Probate Office of Shelby County, Alabama; thence S 45°56'49" E along the Southwesterly line of said Lot 4A, 82.80 feet to an existing rod & cap corner and angle point of said Lot 4A, said point also being on the west line of the Southwest ¼ of the Northwest ¼ of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama; thence S 00°08'37" E along said Section line and west line of said subdivision, 557.20 feet to an existing rod & cap; thence S 88°23'57" E along the south line of said Resource Center survey 391.12 feet to an existing 1" crimped iron and the common corner with Inverness Office Center Building 22 survey; thence the following courses along the common property line with said Building 22 survey, S 01°36'03" W, 166.03 feet; thence S 36°15'02" W, 682.41 feet to a point on the back of curb of an existing drive, said point being on a curve to the left, having a radius of 275.00 feet and a central angle of 19°48'04"; thence the following courses along the existing back of curb and a common property line with said Building 22 survey, S 43°20'02" E, along the chord of said curve, 94.57 feet to the point of tangent; thence S 53°14'04" E, 133.54 feet to the point of curve of a curve to the right, having a radius of 229.01 feet and a central angle of 43°55'17"; thence S 24°52'29" E along the chord of said curve, 171.28 feet to the point of tangent; thence S 02°29'00" E, 36.87 feet to point of curve of a curve to the left having a radius of 58.90 feet and central angle of 20°29'35"; thence S 12°43'48" E along the chord of said curve, 20.95 feet to the point of tangent; thence S 22°58'36" E, 5.09 feet to the point of curve of a curve to the left, having a radius of 68.08 feet and a central angle of 55°46'18"; thence S 50°51'45" E along the chord of said curve, 63.68 feet to a point on a curve to left on the Northwesterly right of way of Inverness Center Parkway, said curve having a radius of 985.24 feet and a central angle of 28°50'14"; thence the following courses along said right of way of Inverness Center Parkway, S 48°56'24"

W along the chord of said curve, 490.66 feet to the point of tangent; thence S 34°31'17" W, 167.46 feet to the point of curve of a curve to the right, having a radius of 1184.57 feet and a central angle of 21°57'41"; thence S 45°30'08" W along the chord of said curve, 451.27 feet to the point of tangent; thence S 56°28'58" W, 112.67 feet to the point of curve of a curve to the left, having a radius of 1469.86 feet and a central angle of 01°54'49"; thence S 55°31'34" W along the chord of said curve, 49.09 feet to a point on said curve; thence leaving said right of way, N 01°40'59" E, 427.65 feet to an existing 1 ¼ inch crimped iron; thence North 63°49'01" West, 334.90 feet to an existing 1 ½" crimped iron; thence South 40°42'16" West, 310.00 feet to an existing 1 ½ inch crimped iron; thence North 63°46'33" West, 639.96 feet to an existing 1 inch crimped iron on the Northwesterly line of herein described site; thence North 26°14'07" East along said Northwesterly line of site, 820.12 feet to the point of beginning.

Note to Recording Clerk: This deed is being filed simultaneously herewith a taxable mortgage in the amount of \$15,431,700.00 upon which mortgage recording tax has been paid in full.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

| | | | |
|-----------------|--|-----------------|-------------------------------|
| Grantor's Name | SIR Properties Trust | Grantee's Name | Inverness Office Park AL, LLC |
| Mailing Address | c/o Office Properties Income Trust | Mailing Address | 200 Lake Avenue, 2nd Floor |
| | Two Newton Place, 255 Washington Street, Suite 300 | | Lake Worth Beach, FL 33460 |
| | Newton, MA 02458 | | Attn: Charles Stein |

| | | | |
|------------------|--|-------------------------|------------------|
| Property Address | 40, 42, 44 and 46 Inverness Center Parkway | Date of Sale | August 24, 2022 |
| | Birmingham, AL | Total Purchase Price | \$ 16,050,000.00 |
| | | or | |
| | | Actual Value | \$ |
| | | or | |
| | | Assessor's Market Value | \$ |



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/25/2022 01:59:58 PM
 \$655.50 JOANN
 20220825000333600

The purchase price or actual value *See S. By* this form can be verified in the following documentary evidence: (check one) (Recordation or documentary evidence is not required)

| | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> 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.

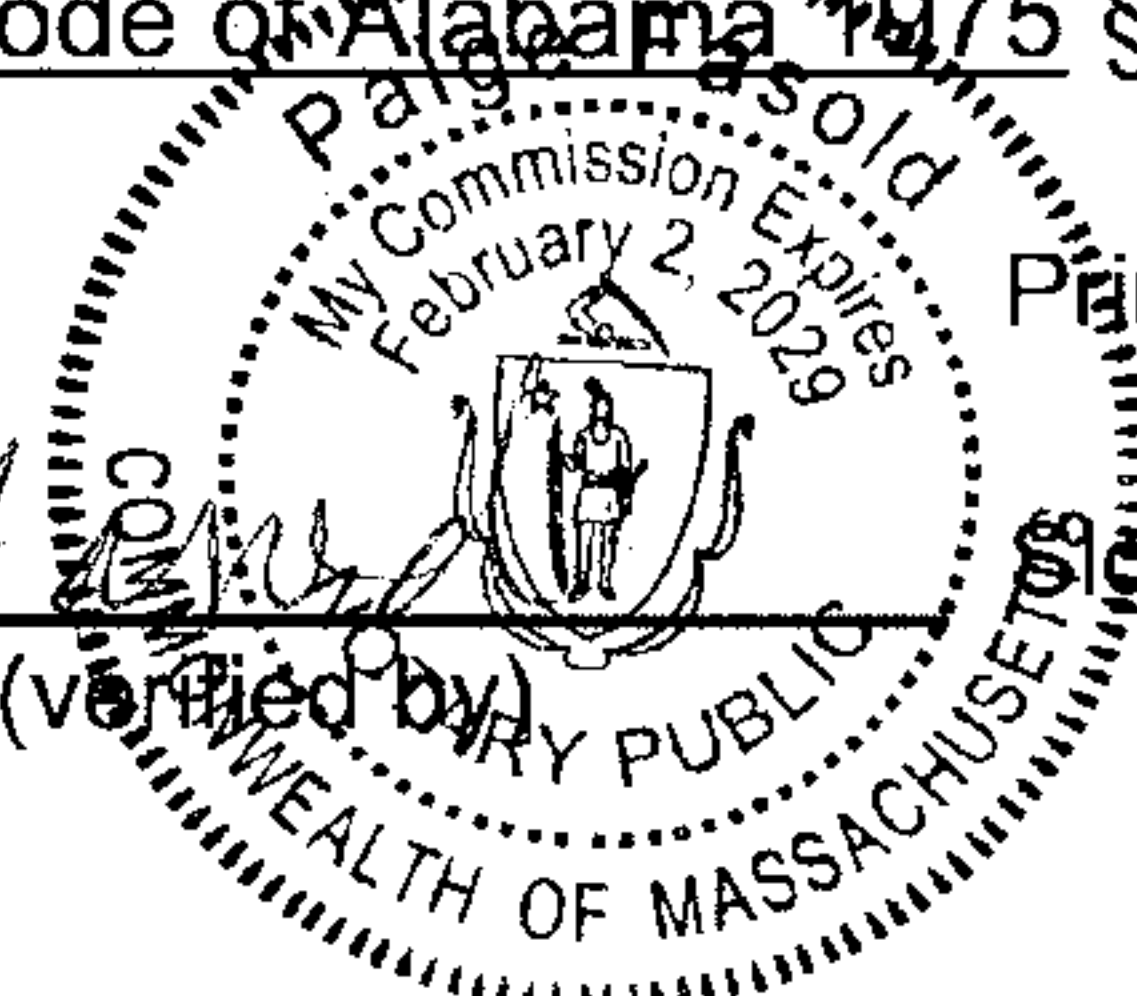
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 8/17, 2022

☐ Unattested

Paige Fasold
(verified by)



SIR Properties Trust
 Print Christopher J. Bilotto, President and Chief Operating Officer

Sign *CSB/H*
 (Grantor) Grantee/Owner/Agent) circle one