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10/21/2022 03:00:16 PM
DEEDS 1/5

This instrument prepared by:
J. David Brady
Anders, Boyett, Brady & Smith PC
3800 Airport Boulevard
Suite 203
Mobile, Alabama 36608

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

This STATUTORY WARRANTY DEED is made and entered into by BRANCH INVERNESS ASSOCIATES, LP, a Delaware limited partnership (herein referred to as "Grantor"), in favor of VALLEYDALE CORNER CGP, LLC, a Delaware limited liability company (herein referred to as "Grantee") and is effective as of October 20, 2022.

WITNESETH

WHEREAS, Grantor currently owns fee simple title in that certain parcel 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:

**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, matters of record, 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.

[Remainder of page intentionally blank; signature page follows]

In Witness Whereof, the said Grantor has executed this instrument on this 10th day of October, 2022.

BRANCH INVERNESS ASSOCIATES, LP,
a Delaware limited partnership

By: Branch Retail GP, LLC,
a Georgia limited liability company,
its General Partner

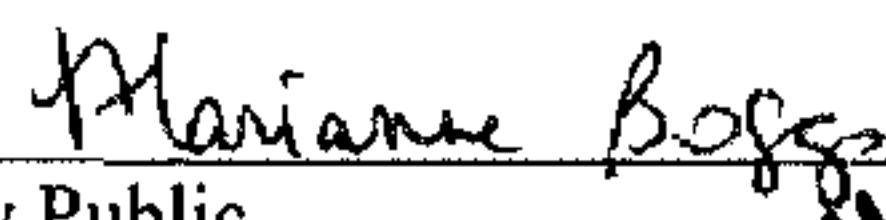
By: 
Name: Brett J. Horowitz
Title: Authorized Signatory

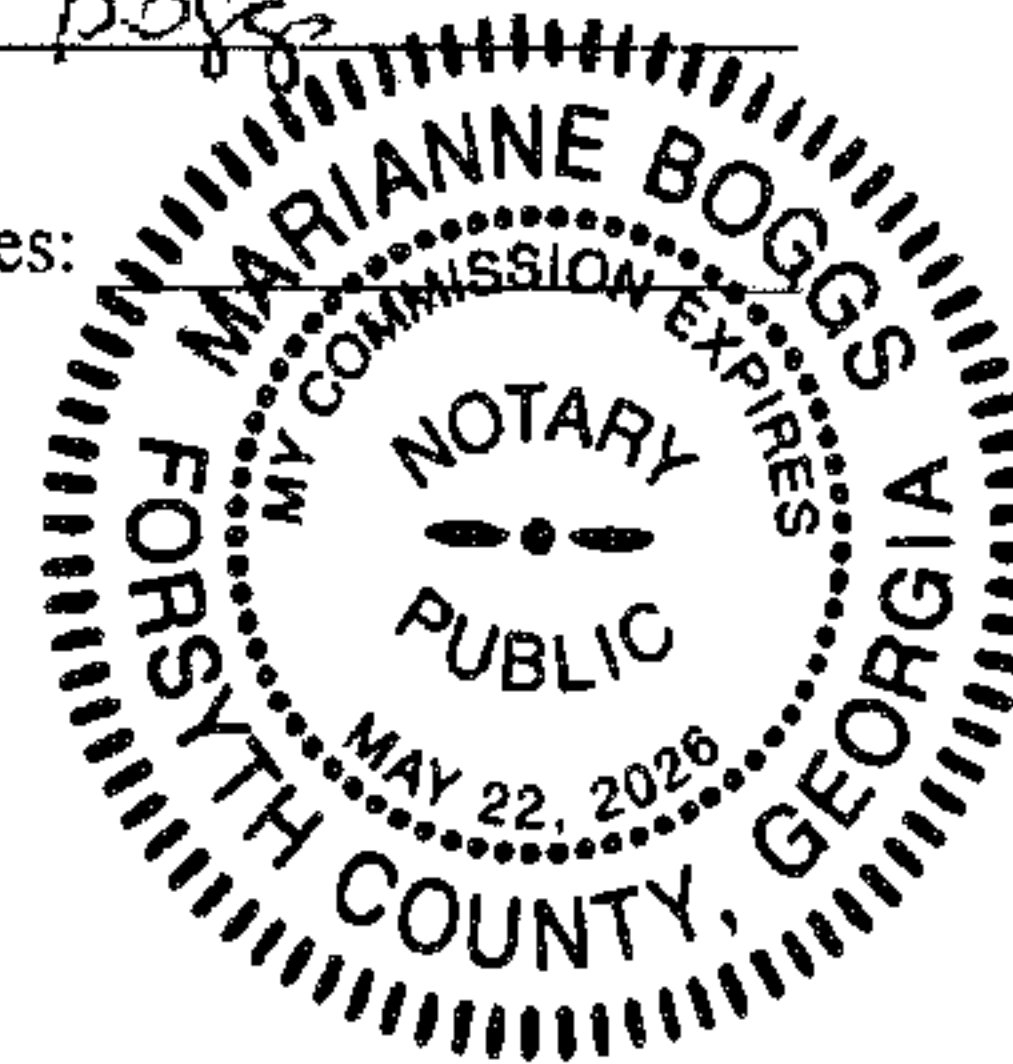
STATE OF GEORGIA

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 full 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 seat this the 10th day of October, 2022.


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: 361 Summit Blvd, Suite 110, Birmingham, AL 35243

Property Address: 102 Inverness Corners, Birmingham, Alabama 35242

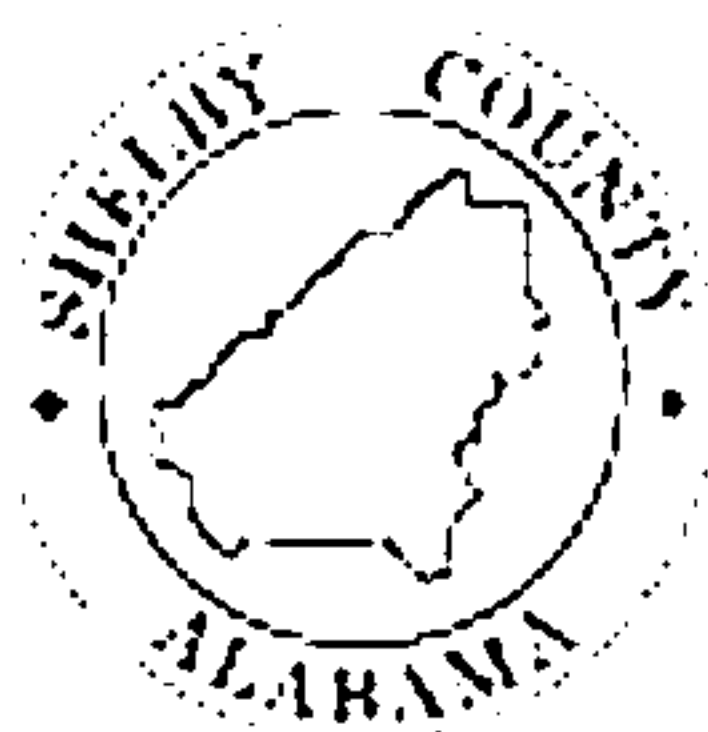
Purchase Price: \$2,058,000.00

The Purchase Price or Actual Value claimed in this instrument can be verified on 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 2, according to the Survey of Inverness Corners Subdivision as recorded in Map Book 44,
Page 113 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/21/2022 03:00:16 PM
\$764.00 JOANN
20221021000397760

Allen S. Bayl