

This instrument prepared by:
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Suite 203
Mobile, Alabama 36608

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12/08/2022 01:48:12 PM
DEEDS 1/6

STATE OF ALABAMA

COUNTY OF SHELBY

Send Tax Notice To:

Agree Limited Partnership
70 East Long Lake Road
Bloomfield Hills, Michigan 48304

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 AGREE LIMITED PARTNERSHIP, a Delaware limited partnership (herein referred to as "Grantee") and is effective as of December 6, 2022.

W I T N E S E T H

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, together with all improvements and fixtures situated thereon, subject however to such matters contained on Exhibit "B" attached hereto. Grantor makes no warranty or covenant respecting the

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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 22nd day of November, 2022.

BRANCH INVERNESS ASSOCIATES, LP,
a Delaware limited partnership

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

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

STATE OF GEORGIA

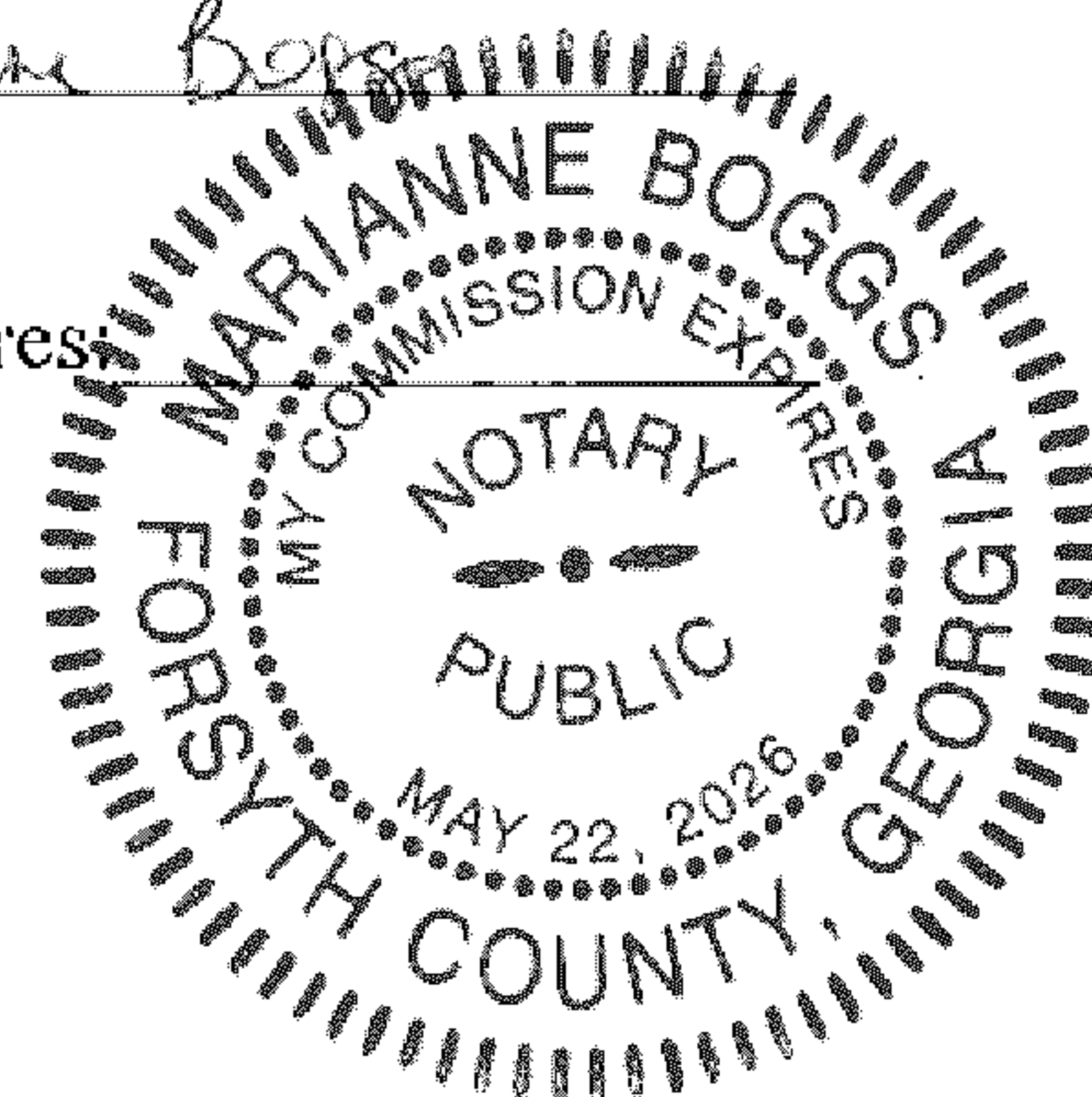
COUNTY OF FULTON

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 22nd day of November, 2022.

Marianne Boggs
Notary Public

My Commission Expires



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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: 70 East Long Lake Road, Bloomfield Hills, Michigan 48304

Property Address: 105 Inverness Corners, Birmingham, Alabama 35242

Property Value: \$3,308,000.00

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.

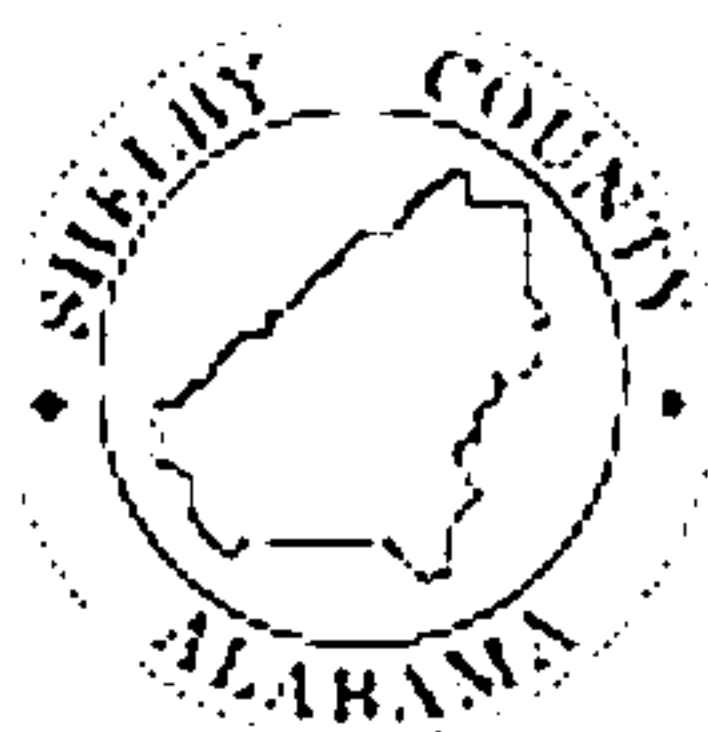
LEGAL DESCRIPTION

Lot 4, as shown on that certain Survey of Inverness Corners Subdivision, as recorded in Map Book 44, Page 113, in the Probate Office of Shelby County Alabama.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All taxes for the year 2023 and subsequent years, not yet due and payable.
2. 20 foot sanitary sewer easement and Note regarding the Planned Commercial District as shown on subdivision plat recorded in Plat Book 44, Page 113, Shelby County Records.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Shelby County Real Property.
4. Easement/Right of Way granted Alabama Power Company as recorded in Volume 365, Page 801.
5. Agreement to the City Hoover as recorded in Real Volume 314, Page 561 and Real Volume 365, Page 876.
6. Easement to Daniel U.S. Properties Limited Partnership as recorded under Instrument # 1993-07530.
7. Reciprocal Easement Agreement between Metropolitan Life Insurance Company and Investment Associates, LLC as recorded under Instrument # 2003-788530.
8. Easement Agreement for access between Metropolitan Life Insurance Company and Pier Group, Inc. as recorded under Instrument # 1996-14794.
9. Terms and conditions of Lease Agreement as recorded in Instrument # 20130319000112840.
10. Rights of Cello Partnership, a Delaware general partnership, d/b/a Verizon Wireless, as tenant only, with no right of first refusal or option to purchase, pursuant to that certain unrecorded Agreement of Lease dated March 9, 2015, as amended by that Certain First Amendment to Agreement of Lease dated January 26, 2022, and as further amended by that certain Second Amendment to Lease dated June 22, 2022.
11. Operation and Reciprocal Easement Agreement recorded in Instrument # 20160817000294330.
12. Declaration of Use Restrictions recorded in Instrument # 20220725000289290; Instrument # 20220725000289300 and Instrument # 20220725000289310.
13. Matters shown on a true and accurate survey of the Shelby County Real Property.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$3345.00 BRITTANI
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Allen S. Bayl