

Send tax notice to:

AL Hoover Riverchase, LLC
c/o RealtyLink Investments, LLC
201 Riverplace, Suite 400
Greenville, SC 29601

This instrument prepared by:

Charles H. Carver, Esq.
McNamara & Carver, P.A.
2906 Bay to Bay Boulevard, Suite 200
Tampa, Florida 33629



20230427000123110 1/7 \$5498.00
Shelby Cnty Judge of Probate, AL
04/27/2023 03:04:09 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Eighteen Million Four Hundred Thousand and No/100 Dollars (\$18,400,000.00), and other good and valuable consideration in hand paid to **RIVERCHASE CAPITAL, LLC**, a Florida limited liability company, and **STOW RIVERCHASE, LLC**, a Florida limited liability company, as tenants in common (collectively, the "Grantor"), the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto **AL HOOVER RIVERCHASE, LLC**, a South Carolina limited liability company (the "Grantee"), that certain real property (the "Property") situated in Shelby County, Alabama, which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

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.

TO HAVE AND TO HOLD to Grantee and the successors and assigns of the Grantee forever; subject, however, to the matters listed on Exhibit B attached hereto and incorporated herein by reference.

The Grantor hereby covenants and agrees with Grantee and the successors and assigns of the Grantee, that the Grantor, its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

\$12,942,069.00 of the purchase price recited above was paid from the proceeds of a mortgage recorded simultaneously herewith.



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For purposes of compliance with CODE OF ALABAMA, 1975, Section 40-22-1, the following information is offered in lieu of submitting form RT-1:

- (i) *Grantor's Name and Address:* Riverchase Capital, LLC, and Stow Riverchase, LLC, 2908 Bay to Bay Blvd., Tampa, Florida 33629.
- (ii) *Grantee's Name and Address:* AL Hoover Riverchase, LLC, c/o RealtyLink Investments, LLC, 201 Riverplace, Suite 400, Greenville, SC 29601
- (iii) *The address of the Property conveyed is:* 245, 255 and 265 Riverchase Parkway East and 2190, 2192 and 2194 Parkway Lake Drive, Birmingham, Alabama
- (iv) *The Date of the Sale is:* The Date of this Deed.
- (v) *The total purchase price is:* \$18,400,000.00
- (vi) *The purchase price can be verified by the Closing Statement.*

[Signatures on following pages]



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IN WITNESS WHEREOF, the undersigned Grantor has hereto set its hand and seal as of this 27 day of April, 2023.

RIVERCHASE CAPITAL, LLC,
a Florida limited liability company

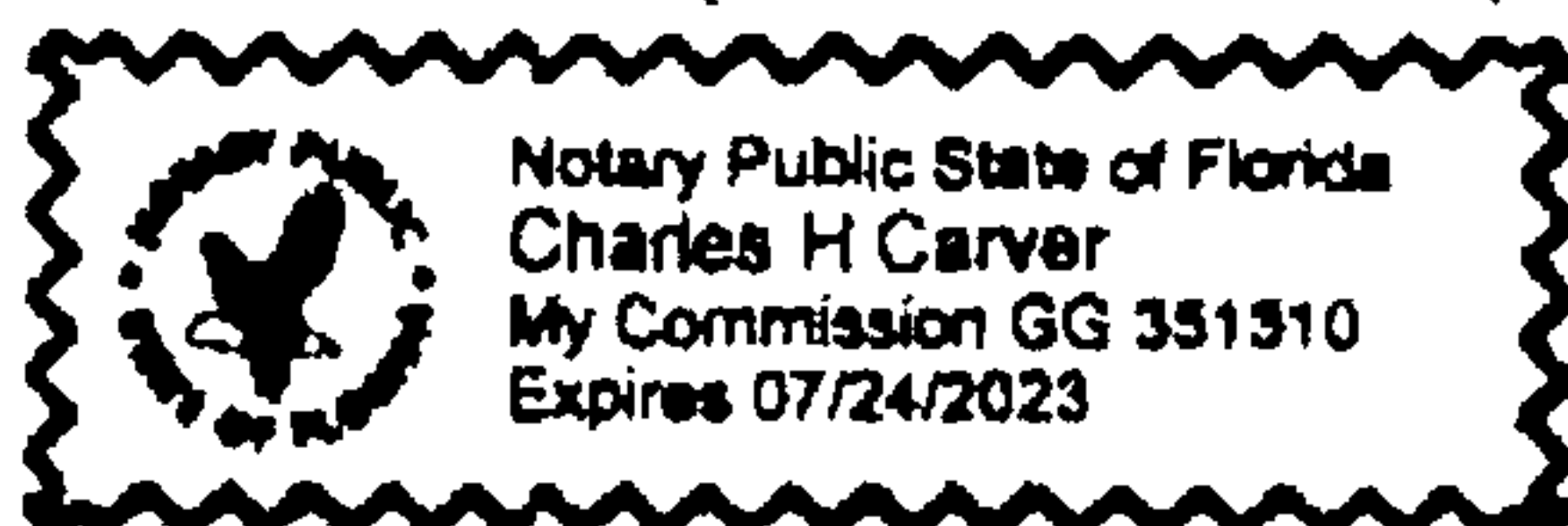
By: [Signature]
Bruce D. Burdge, its Manager

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of April, 2023, by Bruce D. Burdge, as Manager of RIVERCHASE CAPITAL, LLC, a Florida limited liability company, on behalf of the company. He is either ☒ personally known to me, or ☐ has produced _____ driver's license as identification.

Charles H. Carver
Notary Public
Print or Stamp Name: Charles H. Carver
My serial number: GG 351310

(NOTARIAL SEAL)





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STOW RIVERCHASE, LLC,
a Florida limited liability company

By: Susan K. Gleeksman
Susan K. Gleeksman, its Manager

STATE OF FLORIDA
COUNTY OF MANATEE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of April, 2023, by Susan K. Gleeksman, as Manager of STOW RIVERCHASE, LLC, a Florida limited liability company, on behalf of the company. She is either ☒ is personally known to me, or ☐ has produced _____ driver's license as identification.

(NOTARIAL SEAL)

Lisa I. Cadieux
Notary Public

Print or Stamp Name: Lisa I. Cadieux

My serial number: _____



LISA I. CADIEUX
Commission # HH 125885
Expires July 8, 2025
Bonded Thru Budget Notary Services



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EXHIBIT "A"

Legal Description

Lot 2, according to the Survey of Wren Park Subdivision, as recorded in Map Book 22, page 131, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TOGETHER WITH all beneficial easements shown on that certain Map Book 22, Page 131, including without limitation that certain 25' slope easement for the use and maintenance, repair and replacement of storm and surface water drainage, and that certain 50' slope easement for the use and maintenance, repair and replacement of storm and surface water drainage over and across the following property:

Part of the NW 1/4 of the NE 1/4 of the NE 1/4 of the NW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NE corner of said section; thence West along the North line of said section, 1,245.86 feet; thence 90°00'00" left, 431.26 feet; thence 111°16'33" right 127.85 feet to the beginning of a 50 foot easement lying South of and adjacent to the following described line; thence from last stated course, 27°54'00" left, 354.41 feet to the end of said 50 foot easement and the beginning of a 25 foot easement, lying South of and adjacent to said line; thence continue along last stated course, 100.00 feet; thence 20°43'00" right 482.29 feet; thence 25°31'00" left, 494.05 feet; thence 19°30'00" left 150 feet to the end of said easement, said property being part of Lot 1, Riverchase Gardens, First Sector, as recorded in Map Book 8, page 153, in the Probate Office of Shelby County, Alabama; and a part of Lots 1 and 2, Riverchase Properties Second Addition to Riverchase, as recorded in Map Book 9, page 40, in the Probate Office of Shelby County, Alabama.



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EXHIBIT "B"

Permitted Exceptions

1. All taxes for the year 2023 and subsequent years, which are a lien not yet due and payable.
2. Rights of tenants in possession under unrecorded written lease agreements.
3. Terms and provisions as contained in document recorded in Book 5, Page 176, Public Records, Shelby County, Alabama.
4. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as to that part of caption lands that lie in the NE 1/4 of the NE 1/4 of Section 30, Township 19 South, Range 2 West, as shown by Deed Book 5, Page 713 and in the NE 1/4 of the NW 1/4 of Section 30, Township 19 South, Range 2 West as recorded in Book 4, Page 464, Public Records, Shelby County, Alabama.
5. Terms and provisions as contained in Amendment No. 2 to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase recorded in Book 19, Page 633, Public Records, Shelby County, Alabama.
6. Agreement and restrictions between the Harbert-Equitable Joint Venture and Blue Cross and Blue Shield of Alabama, recorded in Book 19, Page 690, Public Records, Shelby County, Alabama.
7. The following matters as shown on Plat of Wren Park Subdivision being a resurvey of Lot 2 dated February 25, 2007, and recorded in Map Book 22, Page 131, Public Records, Shelby County, Alabama:
 - a. 10' Utility Easement
 - b. 20' Sanitary Sewer Easement
 - c. 25', 30' and 50' Slope Easement
 - d. 10' Storm Sewer Easement
 - e. 2'-20' Easements
 - f. Parkway Lake Drive ROW
 - g. Riverchase Parkway East ROW
 - h. Easement of undetermined specifications in southeasterly corner of lot
8. Title to oil, gas, petroleum and sulphur rights as reserved in instrument recorded in Book 127, Page 140, as to that part of caption lands in the SW 1/4 of the SE 1/4 Section 19,

Township 19 South, Range 2 West in the NE 1/4 of the NW 1/4 of Section 30, Township 19 South, Range 2 West, Public Records, Shelby County, Alabama.

9. Right of Way in favor of Alabama Power Company, recorded in Book 319, Page 515, Public Records, Shelby County, Alabama.
10. Terms and provisions as contained in Deed recorded in Book 316, Page 844; as affected by that certain Quitclaim of Easement recorded in Book 316, Page 855, all in Public Records, Shelby County, Alabama.
11. Storm Easement In favor of Shelby County, Alabama, recorded in Book 321, Page 375, Public Records, Shelby County, Alabama.
12. Easement in favor of Riverchase Sewer District, recorded in Book 321, Page 377, Public Records, Shelby County, Alabama.
13. Easement in favor of Riverchase Sewer District, recorded in Book 321, Page 387, Public Records, Shelby County, Alabama.
14. Right of Way in favor of Alabama Power Company, recorded in Book 329, Page 644, Public Records, Shelby County, Alabama.
15. Restrictions, covenants, agreements and easements as contained in Deed recorded in Book 330, Page 449, Public Records, Shelby County, Alabama.
16. Right of Way in favor of Alabama Power Company, recorded in Book 337, Page 294, Public Records, Shelby County, Alabama.
17. Easement in favor of Riverchase Gardens II, Ltd., recorded in Book 85, Page 53, Public Records, Shelby County, Alabama.