



20230823000254190 1/4 \$2181.00
Shelby Cnty Judge of Probate, AL
08/23/2023 02:21:53 PM FILED/CERT

Send Tax Notice to:
NS Retail Holdings, LLC
2021 McKinney Avenue, Suite 1150
Dallas, TX 75201

STATE OF ALABAMA)

SHELBY COUNTY)

Source of Title: # 20050916000482220
Shelby County Judge of Probate

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Million One Hundred Fifty Thousand Dollars (\$2,150,000.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the below-named Grantee, the receipt of which is hereby acknowledged, **LR Properties, LLC**, an Alabama limited liability company, *whose mailing address is 3412 Stoneridge Drive, Birmingham, Alabama 35243* (hereinafter referred to as the "Grantor"), does by these presents grant, bargain, sell, and convey all of its right, title, and interest unto **NS Retail Holdings, LLC**, a Delaware limited liability company *whose mailing address is 2021 McKinney Avenue, Suite 1150, Dallas, TX 75201* (hereinafter referred to as the "Grantee"), in and to the following described real estate situated in Jefferson County, Alabama (the "Property"), *the property address of which is 140 Resource Center Parkway, Birmingham, Alabama 35242, and the value of which Property, as evidenced by bona fide and arm's length contract for sale is \$2,150,000.00, to-wit:*

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR LEGAL DESCRIPTION**

This conveyance is made subject to the following:

1. A lien for 2023 real estate taxes which are not yet due and payable.
2. 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 Property, but excluding any such reservation or conveyance arising by or through Grantor or persons claiming by, through or under Grantor.
3. Those certain restrictions of record set forth in **Exhibit "B"** attached hereto and made a part hereof, but without regranting or reimposing the same.



20230823000254190 2/4 \$2181.00
Shelby Cnty Judge of Probate, AL
08/23/2023 02:21:53 PM FILED/CERT

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

TO HAVE AND TO HOLD to the said Grantee and to Grantee's successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed this the 22 day of August, 2023.

LR PROPERTIES, LLC

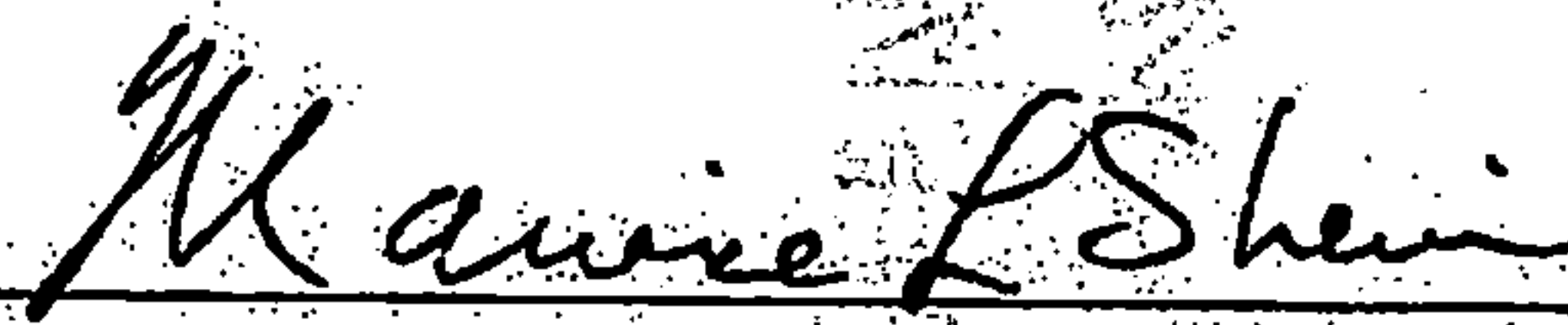
By: 
Name: Lee Rogoff
Title: Member/Manager

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee Rogoff, whose names as Member and Manager of **LR Properties, LLC**, an Alabama limited liability company, are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such member and or manager, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 22 day of August, 2023.

(SEAL)


Notary Public
My Commission Expires: 04-04-26

THIS INSTRUMENT PREPARED BY:
Maurice L. Shevin
Dentons Sirote PC
2311 Highland Avenue South
Birmingham, AL 35205

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Parcel 1:

1B-1, according to the Resurvey of Lot 1B Resource Center, as recorded in Map Book 35, Page 95, in the Office of the Probate Judge of Shelby County, Alabama.

Parcel 2:

Together with rights that constitute an interest in real estate obtained in Storm-Water Drainage Easement recorded in Instrument # 20061229000637190.

Parcel 3:

Together with rights that constitute an interest in real estate obtained in Joint Driveway and Easements Agreement recorded in Instrument # 20051215000649090 and in Instrument # 20060220000082030.

EXHIBIT "B"

RESTRICTIONS OF RECORD

1. Easements as shown on record subdivision plat recorded in Map Book 35, page 95 Shelby County Records.
2. Storm-Water Drainage Easement as shown in instrument(s) recorded in Inst. #20061229000637190.
3. Joint Driveway and Easements Agreement as set forth in instrument(s) recorded in Inst. # 20051215000649090, and re-recorded in Inst. # 20060220000082030.
4. Easement to Alabama Power Company as shown in instrument(s) recorded in Deed Book 205, Page 667.
5. Easement to South Central Bell (f/k/a Southern Bell Telephone and Telegraph Company) as shown in instrument(s) recorded in Deed Book 271, Page 144.
6. Easement to The Water Works and Sewer Board of the City of Birmingham as set out in instrument(s) recorded in Inst. # 1998-43622.
7. Matters as shown on survey prepared by Robert Paul Bannerman, dated June 21, 2023, and designated Job No. 202300734-AAC.
8. Easement to Bellsouth Telecommunications, Inc. recorded in Instrument #199-49042 (as to Parcel 2).