

STATUTORY WARRANTY DEED

**This Instrument Prepared By
And Please Return To:
Dentons Sirote PC
2311 Highland Avenue South
Birmingham, Alabama 35205
Attn: Crystal H. Walls**

Send Tax Notice To:

**STATE OF ALABAMA)
)
COUNTY OF SHELBY)**

**CH-FSR I/Birmingham 280 Station, L.L.C.
3819 Maple Avenue
Dallas, Texas 75219
Attn: Asset Manager – 280 Station**

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, effective as of the 31st day of August, 2023, for and in consideration of the **sum of Seven Million Two Hundred Thousand and No/100 Dollars (\$7,200,000.00)**, as can be verified by closing statement, and other good and valuable consideration to

REGENCY CAPITAL II, INC.,
an Alabama corporation,
having a mailing address of **c/o Centennial Real Estate Management, LLC, 2200 Magnolia Avenue South, Suite 101, Birmingham, Alabama 35205**

(herein referred to as "Grantor"), in hand paid by

CH-FSR I/BIRMINGHAM 280 STATION, L.L.C.,
a Delaware limited liability company,
having a mailing address of **3819 Maple Avenue, Dallas, Texas 75219,**
Attn: Asset Manager – 280 Station

(herein referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the real property situated in Shelby County, Alabama, described on **Exhibit A** (herein referred to as the "**Property**"; the Property having a **property address of 400 Cahaba Park Circle, Birmingham, Alabama 35242**)

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in any wise appertaining and all right, title and interest of any Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to those matters set forth on Exhibit B

TO HAVE AND TO HOLD to the said Grantee, and to Grantee's successors and assigns, in fee simple forever.

REAL ESTATE SALES VALIDATION INFORMATION: In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantor hereby attests that, to the best of Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate.

The Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).

IN WITNESS WHEREOF, Grantor has signed its hand this 25th day of August, 2023.

GRANTOR:

REGENCY CAPITAL II, INC.,
an Alabama corporation

By: *Jon W. Rutenstreich*

Name: JON W. RUTENSTREICH

Title: Authorized Agent

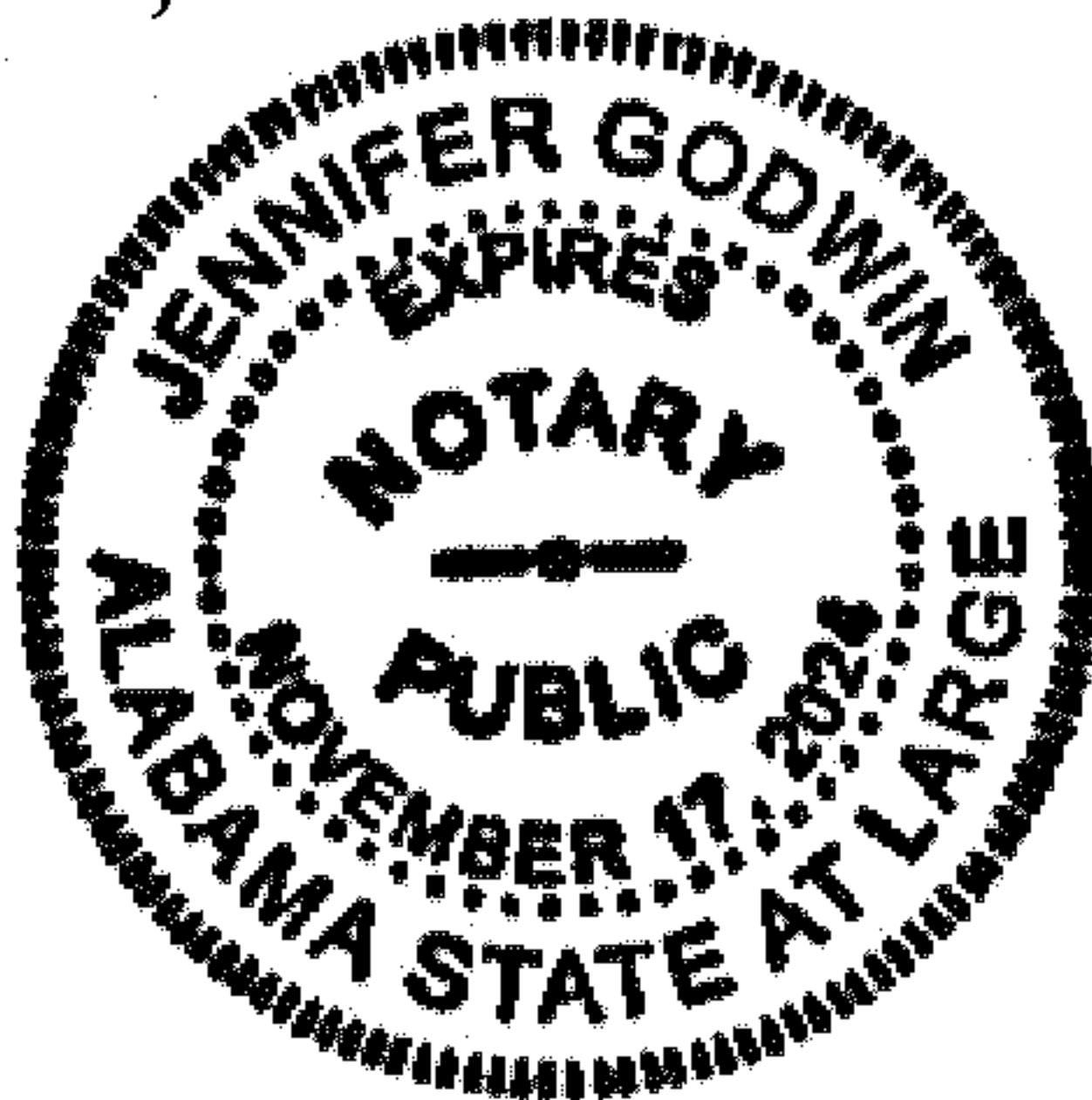
STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Jon W. Rutenstreich whose name as Authorized Agent of REGENCY CAPITAL II, INC., an Alabama corporation, 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 said conveyance, s/he, in such capacity and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 25th day of August, 2023.

{ SEAL }



Jennifer Godwin
Notary Public

My Commission Expires: 11-17-2024

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 13D, according to Cahaba Park South Resurvey No.2 as recorded in Map Book 13, Page 57 in the Probate Office of Shelby County, Alabama, together with a non-exclusive easement for storm drainage as reserved by the grantor for the benefit of the above described property in the Deed recorded at Deed Real Book 92, Page 839 in the Probate Office of Shelby County, Alabama, the location of said easement being the easement across the northeast portion of Lot 14B as reflected in the Amended Map of a Resurvey of Lot 14 of Cahaba Park South as recorded in Map Book 10, Page 15 in the Probate Office of Shelby County, Alabama, and together with a non-exclusive rights and easements granted to the grantor for the benefit of the above described property with respect to storm water drainage in the Agreement recorded in Book 92, Page 687 in the Probate Office of Shelby County, Alabama

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. The lien for 2023 ad valorem taxes not yet due and payable.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Property or produced from the Property, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in this Exhibit B.
3. All matters set forth on the map of Cahaba Park South Resurvey No. 2 as recorded in Map Book 13, Page 57, in the Probate Office of Shelby County, Alabama and as shown on survey of the land prepared by Timothy Leigh Fish, PLS, Alabama Professional Land Surveyor Number 30811 for and on behalf of Millman Surveying, Inc., designated MSI Project No. 56950 and dated July 13, 2023.
4. Agreement recorded in Real Volume 92, page 687, in the Probate Office of Shelby County, Alabama.
5. Signage Easement as recorded in Real Volume 248, page 62, in the Probate Office of Shelby County, Alabama and as shown on survey of the land prepared by Timothy Leigh Fish, PLS, Alabama Professional Land Surveyor Number 30811 for and on behalf of Millman Surveying, Inc., designated MSI Project No. 56950 and dated July 13, 2023.
6. Easements as reserved in that certain deed recorded in Real Volume 248, Page 69 and conveyed in QuitClaim Deed recorded in Real Volume 309, page 715, in the Probate Office of Shelby County, Alabama and as shown on survey of the land prepared by Timothy Leigh Fish, PLS, Alabama Professional Land Surveyor Number 30811 for and on behalf of Millman Surveying, Inc., designated MSI Project No. 56950 and dated July 13, 2023.
7. Right of Way to Alabama Power Company as recorded in Real Volume 284, Page 169, and Deed Book 347, Page 105 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
08/31/2023 03:41:21 PM
\$7234.00 PAYGE
20230831000264700

Allen S. Bayl