

This instrument prepared by  
T. Michael Brown  
Bradley Arant Boult Cummings LLP  
One Federal Place  
1819 Fifth Avenue North  
Birmingham, AL 35203

Upon Recording Return To:  
AMC Holdings, Inc.  
5005 Wendover Drive  
Birmingham, AL 35223-1631

**SOURCE OF TITLE:** Instrument Number 20211102000529410 in the Office of the  
Judge of Probate of Shelby County, Alabama

A purchase money mortgage is being recorded simultaneously with this Deed.

The following information is offered in lieu of submitting an RT-1 Real Estate Sales Validation  
Form pursuant to Section 40-22-1 of the Code of Alabama (1975)

**Grantor's Name/Mailing  
Address:**  
Betre 6 Management, LLC  
400 1<sup>st</sup> Avenue West  
Alabaster, AL 35007

**Grantee's Name/Mailing  
Address:**  
AMC Holdings, Inc.  
5005 Wendover Drive  
Birmingham, AL 35223-1631

**Property address:** 300  
Riverchase Parkway East,  
Birmingham, AL 35244  
**Date of sale:** August 31,  
2023

**Purchase price:** \$4,200,000

The purchase price or actual value claimed in this instrument can be verified in the following  
documentary evidence:

☐ Bill of Sale ☒ Sales Contract ☐ Closing Statement ☐ Appraisal ☐ Other

### STATUTORY WARRANTY DEED

STATE OF ALABAMA     )  
:  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of the sum of Ten and  
No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor,  
in hand paid by **AMC HOLDINGS, INC.**, an Alabama corporation (collectively, "Grantee"), the  
receipt and sufficiency of which is hereby acknowledged, **BETRE 6 MANAGEMENT. LLC**, an  
Alabama limited liability company ("Grantor") does hereby grant, bargain, sell and convey unto  
Grantee that certain real property situated in Jefferson County, Alabama, being more particularly  
described on Exhibit A attached hereto and made a part hereof (the "Premises").

TOGETHER WITH all improvements thereon and appurtenances, estates, title, interests and hereditaments thereto belonging or in anywise appertaining, and all right, title interest of Grantor in and to any and all roads, alleys and ways bounding or serving the Premises.

**TO HAVE AND TO HOLD** unto Grantee, its successors and assigns forever; subject, however, to the following:

1. Rights of interested parties under outstanding unrecorded leases.
2. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) recorded in Misc. Book 13, Page 50, amended by Amendment No. 1 recorded in Misc. Book 15, Page 189, as further amended by Amendment No. 2 recorded in Misc. Book 19, Page 633.
3. That certain Land Use Agreement between The Harbert-Equitable Joint Venture and Blue Cross and Blue Shield of Alabama as recorded in Misc. Book 19, Page 690
4. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 225, Page 998 and Deed Book 225, Page 996.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 127, Page 525.
6. Restrictions appearing of record in Real Book 142, Page 782.
7. Encroachment by transformer pad along northerly lot line as shown on survey by Jason D. Bailey, dated September 3, 2021

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of the Premises; that the Premises is free from all encumbrances except as expressly set forth herein; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to Grantee, its successors and assigns, forever against the lawful claims of all persons.

Grantor attests, to the best of its knowledge and belief, that the information submitted in the legend at the beginning of this Deed in lieu of the RT-1 Real Estate Sales Validation Form is true and accurate, and Grantor understands that any false statements contained in such information may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed under seal on or as of the 31 day of August 2023.

**GRANTOR:**

**BETRE 6 MANAGEMENT, L.L.C.,**  
an Alabama limited liability company

By: [Signature]  
Name: Robert J. Rouse  
Its: Treasurer

STATE OF ALABAMA )

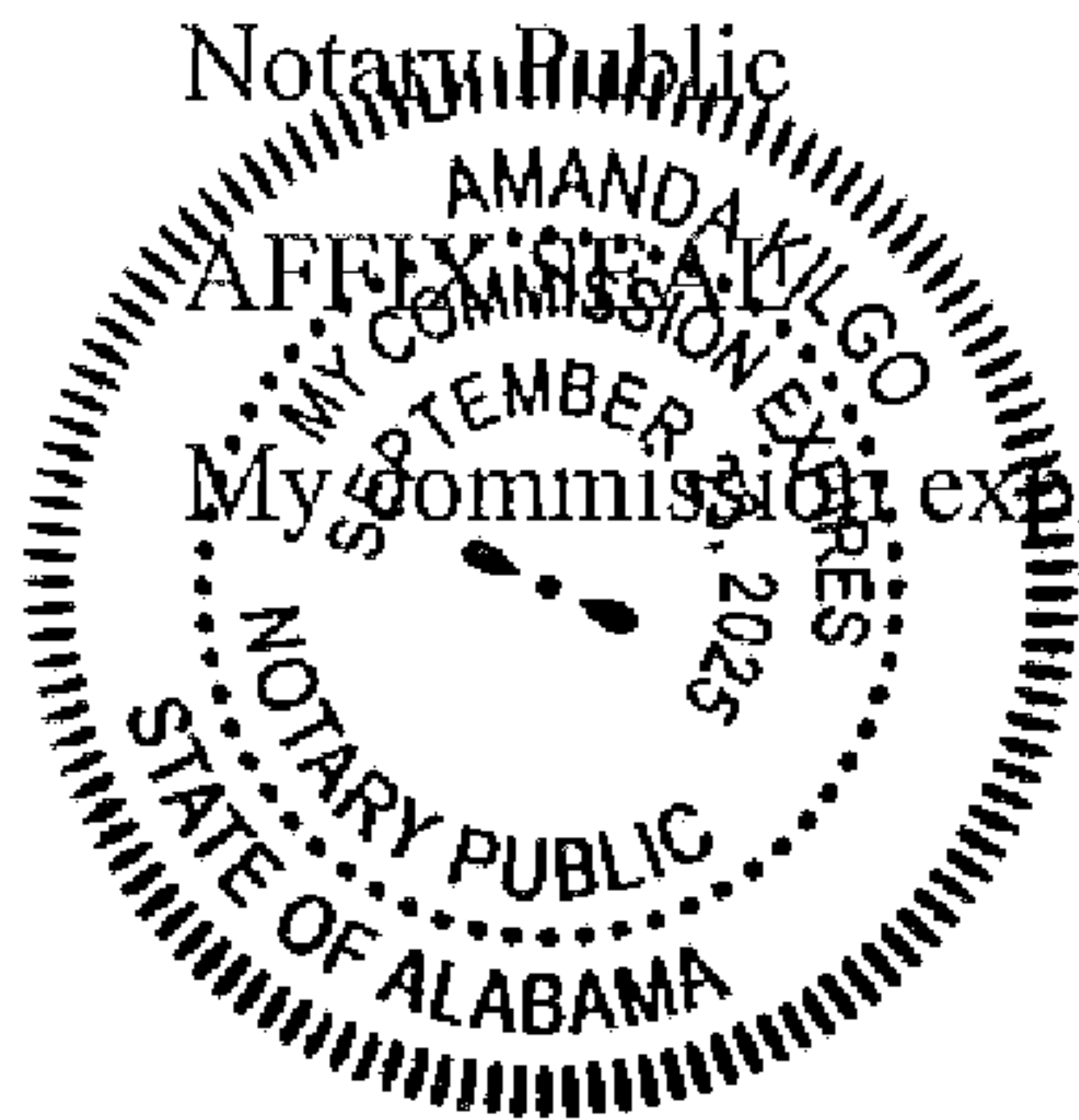
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert J. Rouse whose name is signed to the foregoing instrument or conveyance as the Treasurer of BETRE 6 MANAGEMENT, LLC., an Alabama limited liability company, 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 on the day the same bears date.

Given under my hand and official seal this the 31<sup>st</sup> day of August, 2023.

[Signature]

Notary Public



My commission expires: 9-23-25

**EXHIBIT A****LEGAL DESCRIPTION**

Part of the Southeast  $\frac{1}{4}$  of Section 19, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the Southeast corner of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 19, run in a Northerly direction along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for a distance of 283.46 feet; thence turn an angle to the left 90 degrees and run in a Westerly direction for a distance of 729.70 feet; thence turn an angle to the left of 40 degrees 23 minutes 12 seconds and run in a Southwesterly direction for a distance of 262.29 feet; thence turn an angle to the right of 30 degrees 38 minutes 09 seconds and run in a Westerly direction for a distance of 303.59 feet, more or less, to an existing iron pin; thence turn an angle to the right of 92 degrees 43 minutes 07 seconds and run in a Northerly direction along the West line of the Gaskill Property for a distance of 15.25 feet to an existing iron pin; thence turn an angle to the left of 100 degrees 21 minutes 38 seconds and run in a Southwesterly direction for a distance of 358.16 feet to an existing iron pin; thence turn an angle to the left of 4 degrees 20 minutes and run in a Westerly direction for a distance of 130.27 feet to an existing iron pin; thence turn an angle to the right of 3 degrees 00 minutes and run in a Westerly direction for a distance of 250.17 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course for a distance of 428.07 feet to an existing iron pin being on the curved East right of way line of Riverchase Parkway East as shown on the recorded plat in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, Page 28; thence turn an angle to the left and run in a Southerly direction along the arc of said curve (curve being concave in an Easterly direction, having a radius of 503.67 feet, a central angle of 52 degrees 20 minutes 36 seconds and a left deflection angle to tangent from last 428.13 foot line of 70 degrees 09 minutes 23 seconds) and also being said East right of way line for the distance of 460.13 feet to a point of compound curve; said second curve being concave in a Northerly direction and having a radius of 25.00 feet and a central angle of 91 degrees 55 minutes 54 seconds; thence turn an angle to the left and run along the arc of said curve for a distance of 40.11 feet to the end of said curve; thence run in a Northeasterly direction along a line tangent to the end of said curve and also being in the North right of way line of Parkway Office Circle as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 9, Page 175 for a distance of 62.26 feet to a point of curve; said curve being concave in a Southerly direction and having a central angle of 48 degrees 30 minutes and a radius of 350 feet; thence turn an angle to the right and run along the arc of said curve for a distance of 296.27 feet to the end of said curve; thence turn an angle to the left and run in a Northerly direction for a distance of 362.88 feet, more or less, to the point of beginning.

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/01/2023 03:14:06 PM  
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*Allen S. Bayl*