

This instrument prepared by:
Marisa Rouse
Bass, Berry & Sims PLC
100 Peabody Place, Suite 1300
Memphis, TN 38103

Source of Title: Deed of record in
Instrument No. 20220825000333600

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration to **INVERNESS OFFICE PARK AL, LLC**, a Delaware limited liability company ("Grantor"), in hand paid by **BAUERLE RD LAND, LLC**, a Louisiana limited liability company ("Grantee"); the receipt and sufficiency of all of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, the following described real estate, situated and being in the County of Shelby, State of Alabama, to-wit:

**PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF**

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee, its successors and assigns, that it is lawfully seized in fee of the aforesaid real estate; that it has good right to sell and convey the same; that the same is unencumbered by matters arising by, through or under Grantor, except for those matters set forth on Exhibit "B" attached hereto and made a part hereof; and that it will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons claiming the same by, through or under Grantor (excluding claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise.

[SIGNATURE PAGE TO FOLLOW.]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the date of the acknowledgment below to be effective as of the 10th day of February, 2025.

INVERNESS OFFICE PARK AL, LLC,
a Delaware limited liability company

By: [Signature]

Name: Charles Stein

Title: Secretary & Treasurer

STATE OF Florida
COUNTY OF Palm Beach SS:

I, Kirstin Richmond, a Notary Public in and for said County in said State, hereby certify that Charles Stein, whose name as Secretary & Treasurer of Inverness Office Park AL, LLC, a Delaware limited liability company, is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Witness my hand and official seal, this the 30 day of December, 2024.



Notary Public: [Signature]

My Commission Expires: March 22, 2028

EXHIBIT A

Lots 3 and 4, Inverness Office Park Resurvey, recorded in Map Book 61 Page 14 in the Probate Office of Shelby County, Alabama.

EXHIBIT B

1. Ad valorem real property taxes for the year 2025 and subsequent years, not yet due and payable.
2. All matters included in that certain Declaration of Easements, Covenants and Restrictions of Inverness Office Park (Lots 1 Through 4 and Private Right of Way) as listed in Instrument No. 20250109000010350, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Those restrictive covenants listed in Instrument No: 20050401000150480, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Designation of Successor Development Pursuant to Declaration of Protective Covenants for Inverness Office Park as listed in Instrument No: 20080717000288080, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Easement of record under Book 320, Page 30, Instrument No: 19790611000072140, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Easement of record under Book 320, Page 22, Instrument No: 19790611000072040, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Easement of record under Book 14, Page 420, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Easement of record under Book 365, Page 812, in the Office of the Judge of Probate of Shelby County, Alabama.
9. Easement of record under Book 369, Page 624, in the Office of the Judge of Probate of Shelby County, Alabama.
10. Easement of record under Book 11, Page 651, in the Office of the Judge of Probate of Shelby County, Alabama.
11. Easement of record under Book 327, Page 881, Instrument No: 19800811000087650, in the Office of the Judge of Probate of Shelby County, Alabama.
12. Easement Agreement of record under Instrument No: 1999-29883, in the Office of the Judge of Probate of Shelby County, Alabama.
13. Reciprocal Easement Agreement of record under Instrument No: 20120222000062790, in the Office of the Judge of Probate of Shelby County, Alabama.
14. Agreement recorded under Book 19, Page 406, in the Office of the Judge of Probate of Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Inverness Office Park AL, LLC
 Mailing Address 200 Lake Avenue
2nd Floor
Lake Worth Beach, FL 33460

Grantee's Name BAUERLE RD LAND, LLC
 Mailing Address 210 E. Morris Ave
Suite 201
Hammond, LA 70403

Property Address Lots 3 and 4 Inverness Office Park
Birmingham, AL 35242

Date of Sale 02/10/2025

Total Purchase Price \$ 4,958,103.64

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ Other

☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2/10/2025

Charles Stein, Secretary and Treasurer of Inverness Office
 Print Park AL, LLC

Unattested

(verified by)

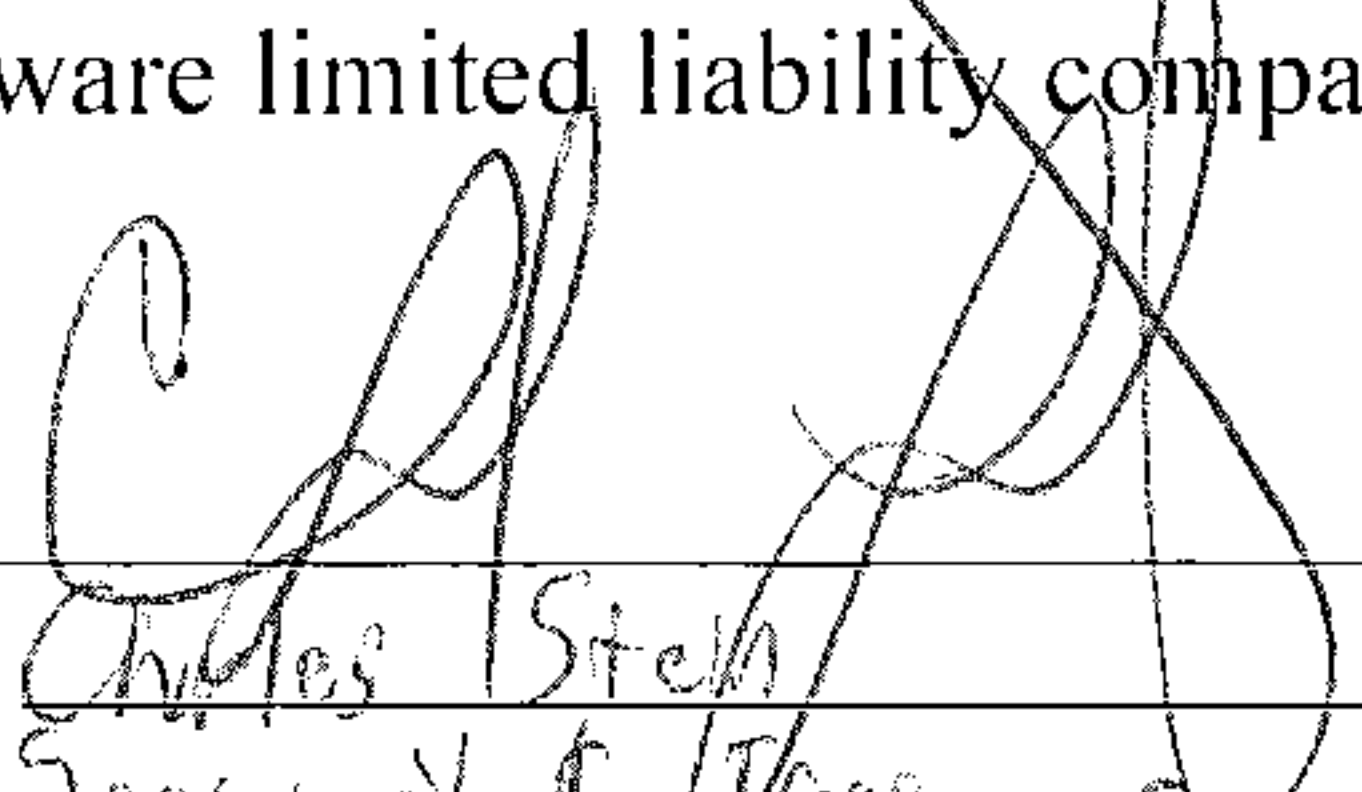
Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Signature Page to Alabama Real Estate Sales Validation Form

INVERNESS OFFICE PARK AL, LLC,
a Delaware limited liability company

By: 
Name: Charles Stein
Title: Secretary & Treasurer



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/12/2025 10:08:54 AM
\$745.50 JOANN
20250212000042520

Allen S. Bayl