

**Note to Clerk: \$1,638,269.00 of the Total Purchase Price for this conveyance has been paid out of the proceeds of a mortgage loan in the amount of \$1,950,165.00 recorded simultaneously herewith.**

Prepared by and when recorded return to:  
Charlie Kelley  
Maynard Nexsen PC  
1901 Sixth Avenue North, Suite 1700  
Birmingham, AL 35213

Send tax notices to:  
IAI SEP Simmsville Road LLC  
9949 Bellaton Ave., Suite A  
Daphne, AL 36526  
Attn: Jeremy Friedman

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

**THAT, CHARLES G. KESSLER, JR., in his capacity as Trustee of the Nina J. Kessler Family Trust dated April 17, 2018, as to an undivided one-half interest, and Brandon T. Smith and Betty R. Barnett, as Co-Personal Representatives of the ESTATE OF ROBERT C. BARNETT, aka Robert Charles Barnett, and BRANDON T. SMITH and JACK LYLE, in their capacity as Co-Trustees of the Robert C. Barnett Management Trust, as to an undivided one-half interest (collectively, "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to Grantor by IAI SEP SIMMSVILLE ROAD LLC, a Georgia limited liability company ("Grantee"), and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee that certain tract of real property located in the County of Shelby, Alabama, as more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes, together with all of the improvements located thereon and Grantor's interest in any and all rights and appurtenances thereto in any way belonging (said real property, together with said improvements, rights, and appurtenances, being herein collectively referred to as the "Property"), subject to the exceptions listed on Exhibit B attached hereto, incorporated herein (the "Exceptions").**

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's respective successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise; provided that this conveyance and the warranty of Grantor herein contained are subject to those Exceptions listed above.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

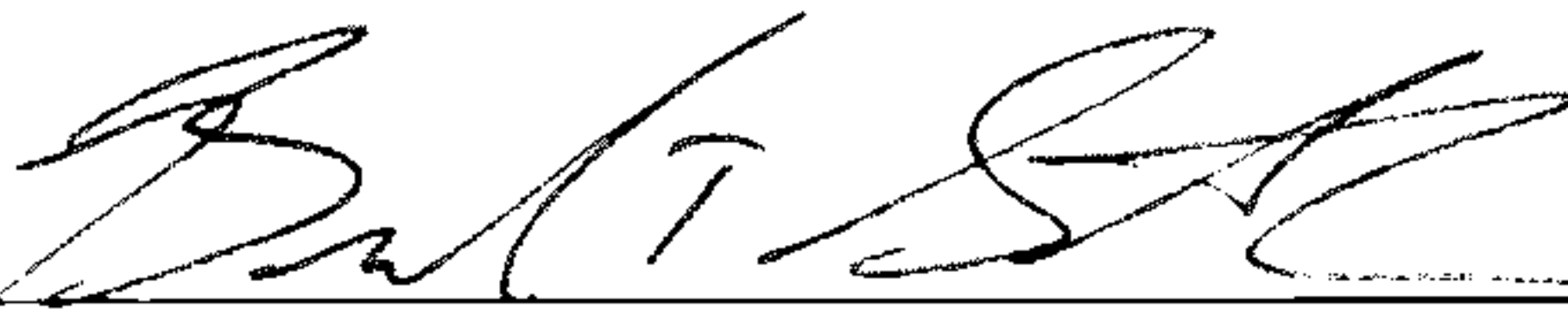
Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
CHARLES G. KESSLER, JR., in his capacity as Trustee of the Nina J. Kessler Family Trust dated April 17, 2018, as to an undivided one-half interest, and Brandon T. Smith and Betty R. Barnett, as Co-Personal Representatives of the ESTATE OF ROBERT C. BARNETT, aka Robert Charles Barnett, and BRANDON T. SMITH and JACK LYLE, in their capacity as Co-Trustees of the Robert C. Barnett Management Trust, as to an undivided one-half interest	IAI SEP Simmsville Road LLC
<p>Charles G. Kessler, Jr., Trustee of the Nina J. Kessler Family Trust dated April 17, 2018, 3505 Bent River Road, Vestavia, AL 35216</p> <p>Betty Barnett, Co-Personal Representative of the Estate of Robert C. Barnett, 2105 Southwind Circle, Hoover, AL 35244</p> <p>Brandon Smith, Co-Personal Representative of the Estate of Robert C. Barnett, 2107 5<sup>th</sup> Avenue North, Birmingham, AL 35203</p> <p>Brandon Smith, Co-Trustee of the Robert C. Barnett Management Trust, 2107 5<sup>th</sup> Avenue North, Birmingham, AL 35203</p> <p>Jack Lyle, Co-Trustee of the Robert C. Barnett Management Trust, 510 Jasmine Hill Road, Anniston, AL 36207</p>	9949 Bellaton Ave., Suite A, Daphne, AL 36526
Property Address:	1510, 1520 and 1530 Simmsville Road, Alabaster, AL 35007
Date of Sale:	April 30, 2025
Total Purchase Price:	\$3,000,000.00
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/> _____

*[Signatures on following pages]*

**IN WITNESS WHEREOF**, Grantor has executed this Statutory Warranty Deed with the intent that it be an instrument under seal to be effective as of April 30, 2025.

**GRANTOR:**

**Estate of Robert C. Barnett, aka Robert Charles Barnett**, as to an undivided one-half interest

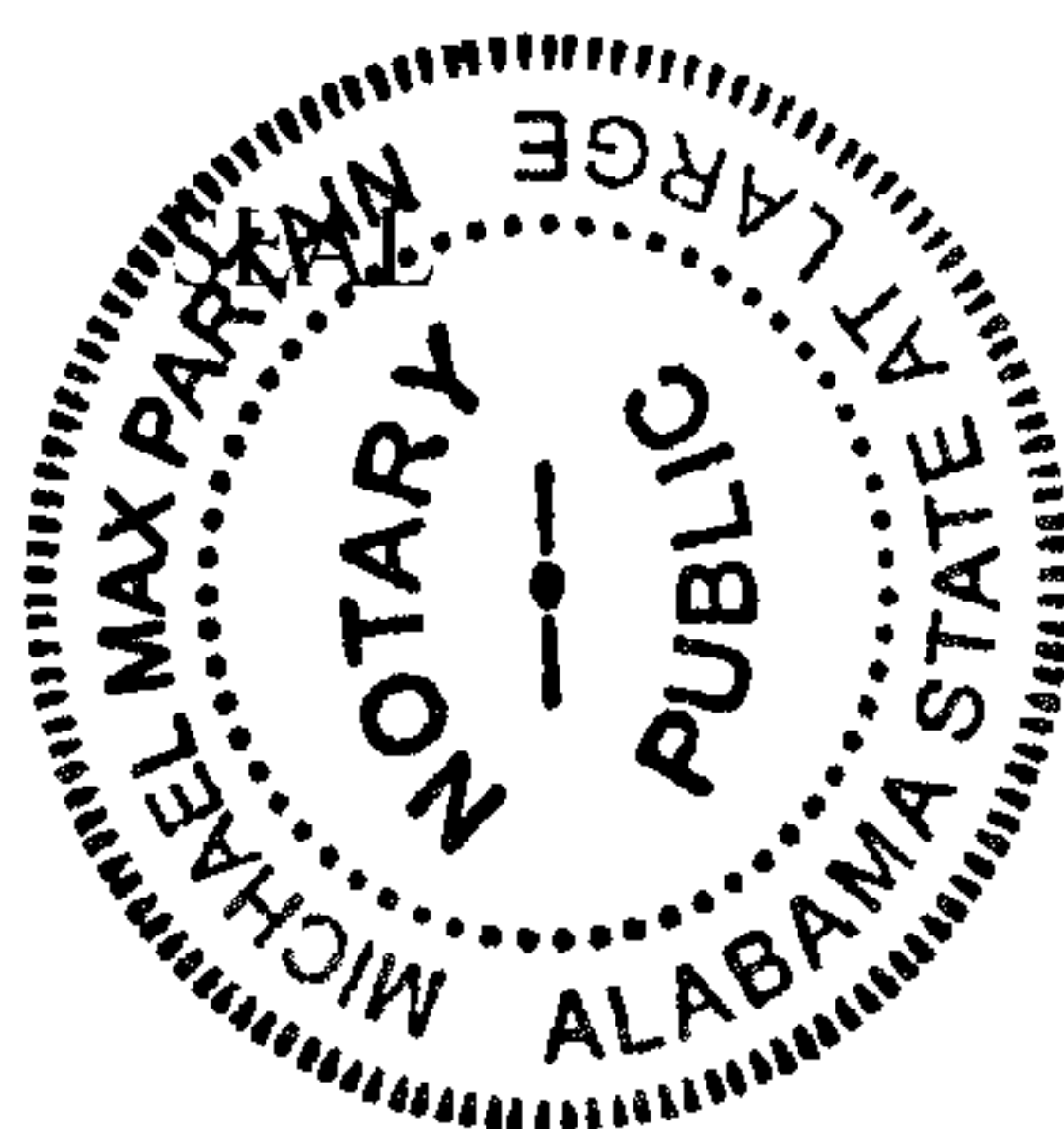
By:   
Name: Brandon T. Smith  
Its: Co-Personal Representative

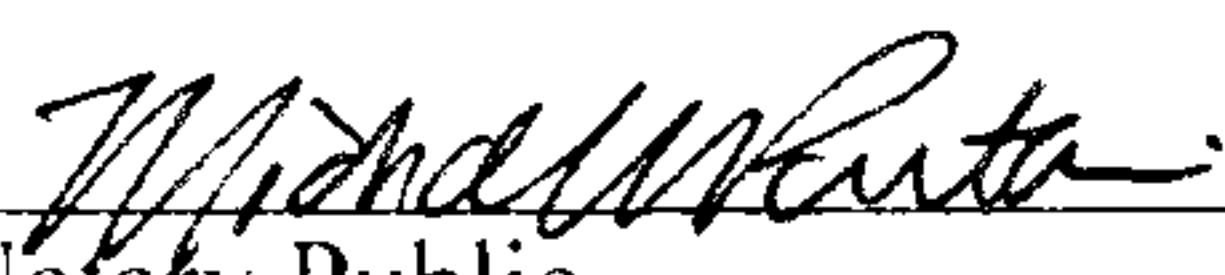
STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Brandon T. Smith, whose name as a Co-Personal Representative of the Estate of Robert C. Barnett, aka Robert Charles Barnett, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Co-Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29<sup>th</sup> day of April, 2025.



  
Notary Public  
My commission expires: 1-15-2029

*(Grantor signatures continue next page.)*

**GRANTOR:**

**Estate of Robert C. Barnett, aka Robert Charles Barnett, as to an undivided one-half interest**

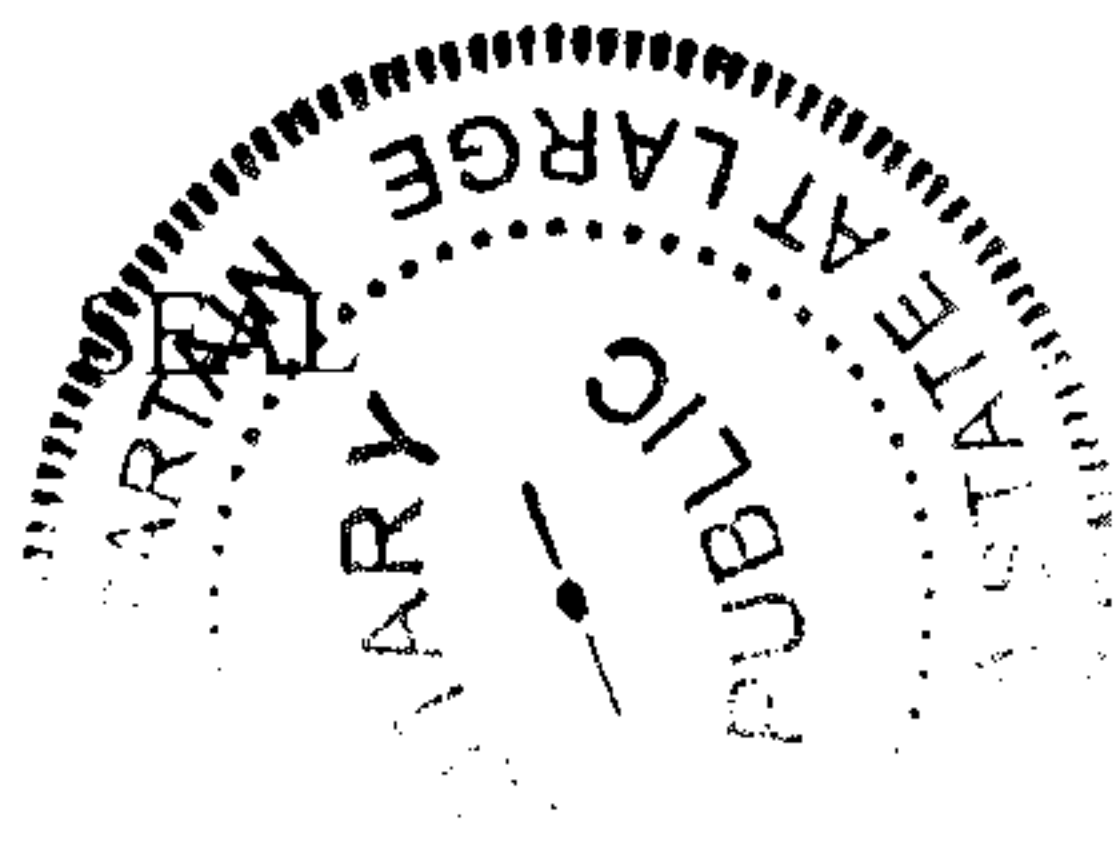
By: Betty R. Barnett  
Name: Betty R. Barnett  
Its: Co-Personal Representative

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Betty R. Barnett, whose name as a Co-Personal Representative of the Estate of Robert C. Barnett, aka Robert Charles Barnett, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, as such Co-Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29<sup>th</sup> day of April, 2025.



Minda Martin  
Notary Public  
My commission expires: 1-15-2029

*(Grantor signatures continue next page.)*

**GRANTOR:**



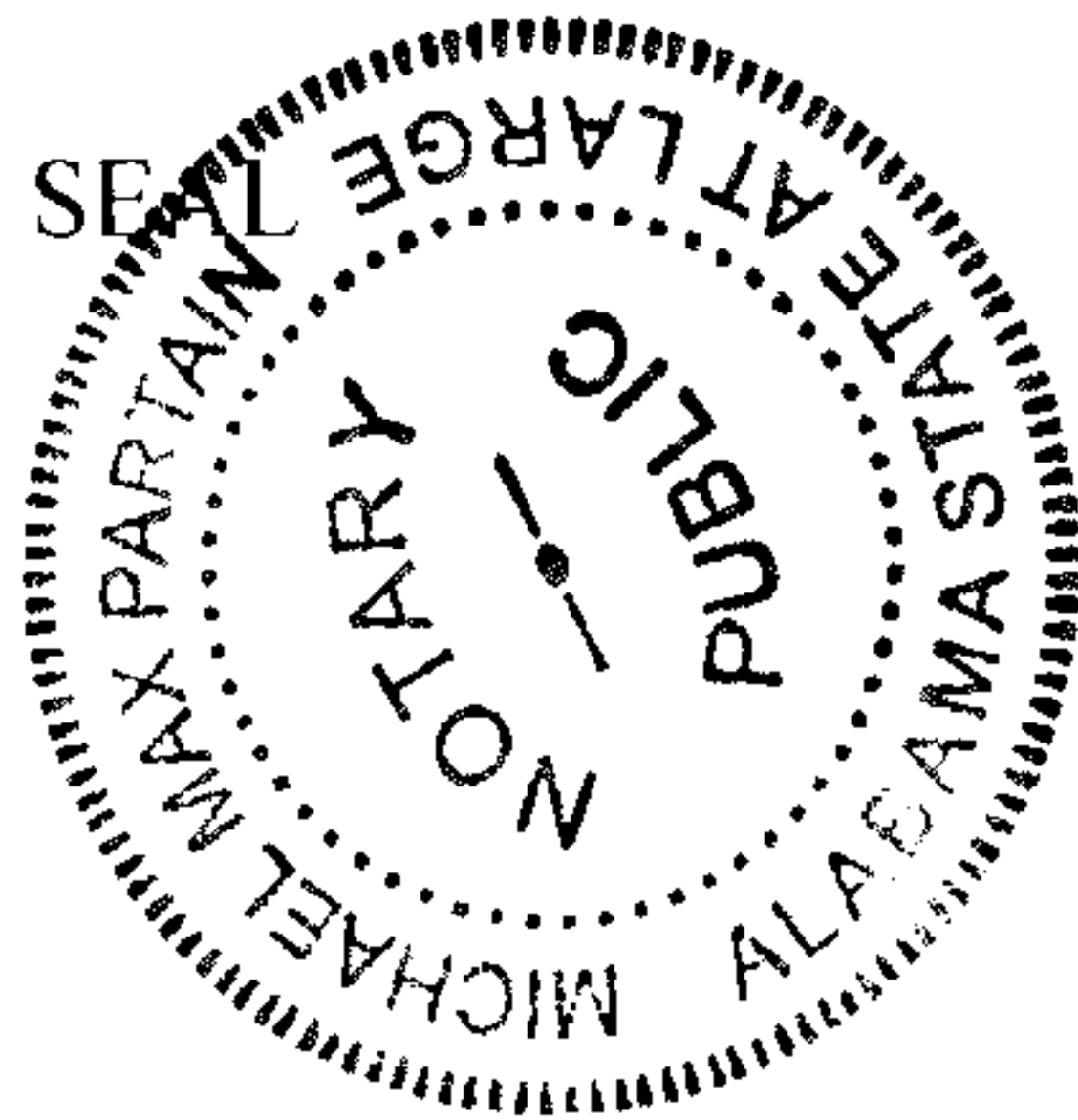
**Brandon T. Smith, in his capacity as Co-Trustee  
of the Robert C. Barnett Management Trust, as  
to an undivided one-half interest**

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Brandon T. Smith, in his capacity as Co-Trustee of the Robert C. Barnett Management Trust, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Co-Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29<sup>th</sup> day of April, 2025.



Notary Public

My commission expires: 1-15-2029

*(Grantor signatures continue next page.)*



**GRANTOR:**

*Jack Lyle*

Jack Lyle, in his capacity as Co-Trustee of the  
Robert C. Barnett Management Trust, as to an  
undivided one-half interest

STATE OF Alabama )

COUNTY OF Calhoun )

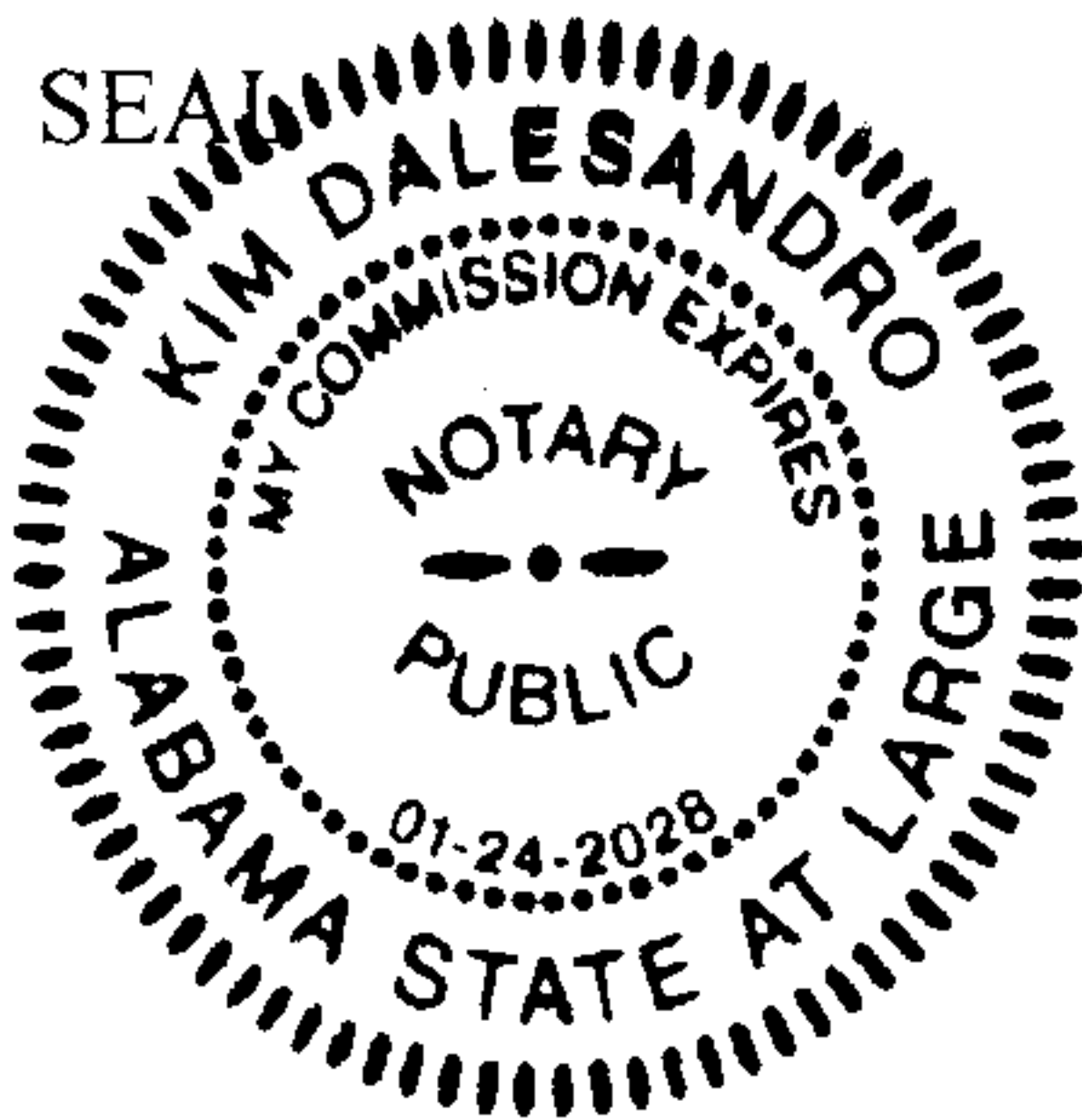
I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Jack Lyle, in his capacity as Co-Trustee of the Robert C. Barnett Management Trust, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Co-Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29<sup>th</sup> day of April, 2025.

*Kim Dalesandro*

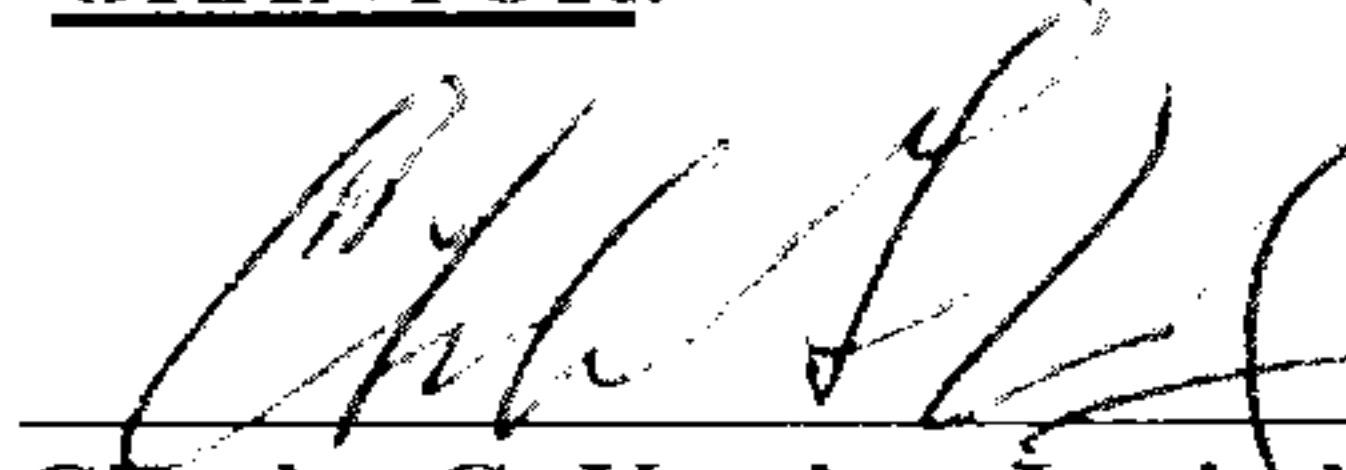
Notary Public

My commission expires: 1-24-2028



*(Grantor signatures continue next page.)*

**GRANTOR:**



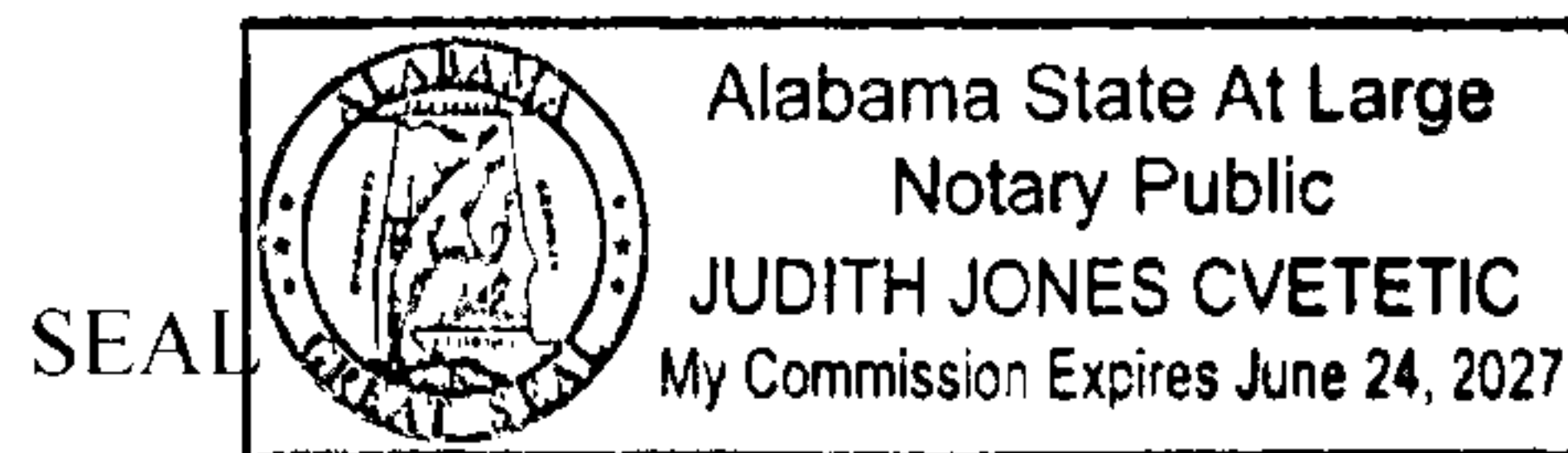
Charles G. Kessler, Jr., in his capacity as Trustee  
of the Nina J. Kessler Family Trust dated April  
17, 2018, as to an undivided one-half interest

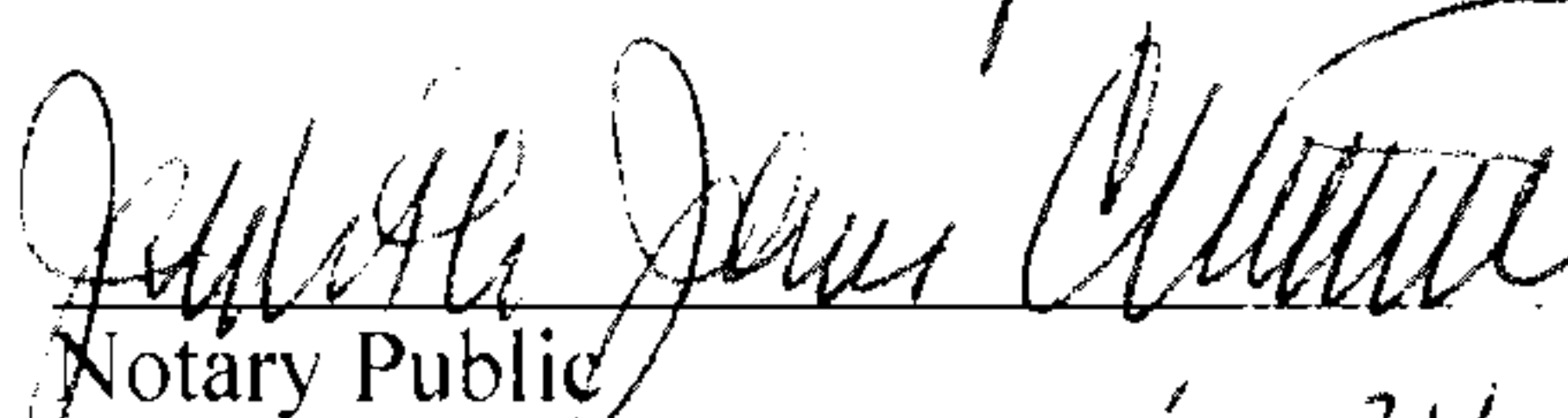
STATE OF ALABAMA )

COUNTY OF Jefferson )

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Charles G. Kessler, Jr., whose name as Trustee of Charles G. Kessler, Jr., in his capacity as trustee of the Nina J. Kessler Family Trust dated April 17, 2018, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29<sup>th</sup> day of April, 2025.



  
Notary Public  
My commission expires: 6-24-2027

*(End of Grantor signatures.)*

**EXHIBIT A****Description of the Property**

The Land referred to herein below is situated in the County of **Shelby**, State of **Alabama**, and is described as follows:

A parcel of land situated in the North 1/2 of the NE 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of the NE 1/4 of the NE 1/4 of said Section 36 and run North along the West line of said 1/4-1/4 Section for a distance of 447.26 feet to a point; thence left 90 degrees and run west for a distance of 101.26 feet to a point on the Southeasterly right of way of Shelby County Road #11; thence right 110 degrees 58 minute 30 seconds for a distance of 255.43 feet to a point on said right of way; thence left 90 degrees and run Northwesterly 10.00 feet to a point on said right of way; thence right 90 degrees and run northeasterly 122.94 feet to a point on said right of way and also being a point on a curve to the right, having a radius of 1607.04 feet and a central angle of 00 degrees 46 minutes 02 seconds thence run northeasterly for an arc distance of 21.06 feet to a point on said right of way; thence right 90 degrees from tangent southeasterly for 10.00 feet to a point on said right of way having a radius of 1597.04 feet and a central angle of 3 degrees 49 minutes 02 seconds thence turn left 90 degrees to the tangent of said point on curve and run northeasterly and along arc of said right of way for an arc distance of 106.40 feet to a point on said right of way also being the southwest corner of Shelby County tax parcel 13-7-36-1-001-027.002 and also being the point of beginning of said parcel; thence run South 64 degrees 27 minutes 25 seconds East for a distance of 90.46 feet; thence run North 89 degrees 29 minutes 04 seconds East for a distance of 280.20 feet to a point on a curve having a radius of 11,334.30 feet and a delta of 02 degrees 51 minutes 00 seconds; thence run along said curve for a distance of 563.79 feet; thence run North 56 degrees 17 minutes 34 seconds West for a distance of 350.31 feet; thence run North 60 degrees 56 minutes 33 seconds West for a distance of 223.60 feet to a point on the Southeasterly right of way of Shelby County Road #11; thence run North 20 degrees 58 minutes 30 seconds East for a distance of 70.00 feet; thence North 69 degrees 1 minutes 30 seconds West for a distance of 10.00 feet; thence North 20 degrees 58 minutes 30 seconds East for a distance of 122.94 feet to a point on a curve having a radius of 1607.04 feet and a delta of 00 degrees 45 minutes 02 seconds; thence run along said curve for a distance of 21.05 feet; thence run south 69 degrees 01 minutes 30 seconds East for a distance of 10.00 feet to a point on a curve having a radius of 1597.04 feet and a delta of 03 degrees 49 minutes 02 seconds; thence run along said curve for a distance of 106.40 feet to the point of beginning.

**ALSO BEING DESCRIBED AS:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE NORTH 1/2 OF THE NE 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 36 AND RUN NORTH ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 447.26 FEET TO A POINT; THENCE



LEFT 90 DEGREES AND RUN WEST FOR A DISTANCE OF 101.26 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF SHELBY COUNTY ROAD #11; THENCE TURNING RIGHT 110 DEGREES 58 MINUTES 30 SECONDS, RUN NORTH 21 DEGREES 12 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 183.35 FEET TO A POINT ON SAID RIGHT OF WAY, BEING THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE NORTH 21 DEGREES 12 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 70.04 FEET TO A POINT; THENCE NORTH 68 DEGREES 51 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 10.01 FEET TO A POINT; THENCE NORTH 21 DEGREES 13 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 122.91 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1607.04 FEET AND A DELTA OF 00 DEGREES 45 MINUTES 00 SECONDS; THENCE RUN NORTHEASTWARDLY, ALONG SAID CURVE, AN ARC DISTANCE OF 21.03 FEET (CHORD BEARS NORTH 21 DEGREES 34 MINUTES 16 SECONDS EAST, 21.03 FEET) TO A POINT; THENCE RUN SOUTH 69 DEGREES 01 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE, CONCAVING TO THE SOUTHEAST, HAVING A RADIUS OF 1597.04 FEET AND A DELTA OF 03 DEGREES 48 MINUTES 35 SECONDS; THENCE RUN NORTHEASTWARDLY, ALONG SAID CURVE, AN ARC DISTANCE OF 106.19 FEET (CHORD BEARS, NORTH 23 DEGREES 03 MINUTES 45 SECONDS EAST, 106.17 FEET) TO A POINT; THENCE RUN SOUTH 64 DEGREES 29 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 90.54 FEET; THENCE RUN NORTH 89 DEGREES 29 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 280.25 FEET TO A POINT ON A CURVE, CONCAVING TO THE WEST, HAVING A RADIUS OF 11,334.30 FEET AND A DELTA OF 02 DEGREES 51 MINUTES 44 SECONDS; THENCE RUN ALONG SAID CURVE FOR A DISTANCE OF 566.20 FEET (CHORD BEARS SOUTH 00 DEGREES 28 MINUTES 03 SECONDS EAST, 566.14 FEET) TO A POINT; THENCE RUN NORTH 56 DEGREES 00 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 350.44 FEET; THENCE RUN NORTH 60 DEGREES 42 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 223.79 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF SHELBY COUNTY ROAD #11, BEING THE POINT OF BEGINNING.

**EXHIBIT B****Exceptions**

1. All Taxes for the year 2025 and subsequent years, not yet due and payable.
2. Transmission line permit in favor of Alabama Power Company dated June 9, 1961, and recorded in Deed Book 217, Page 131, in the Probate Office of Shelby County, Alabama. (Note: Easement Containment Letter issued by Alabama Power Company dated April 3, 2025.)
3. Rights of others to that easement for ingress and egress as set forth in deed recorded in Deed Book 332, Page 48 and corrected in Deed Book 332, Page 881 and Deed Book 332, Page 882, in the Probate Office of Shelby County, Alabama, as approximately shown on ALTA/NSPS Land Title Survey by J. Brett Orrell, PLS, Ala. Reg. No. 31836-S, for Poly Surveying, dated February 4, 2025, last revised March 31, 2025, and designated as Job. No. 2501-0405 (the "Survey").
4. Right-of-way and easement for distribution facilities to Alabama Power Company dated October 6, 2003, and recorded in Inst. No. 2004020600062030, in the Probate Office of Shelby County, Alabama. (Note: Easement Containment Letter issued by Alabama Power Company dated April 3, 2025.)
5. Easement for Ingress and Egress to the City of Alabaster dated September 12, 2005, and recorded in Inst. No. 20050919000483470, in the Probate Office of Shelby County, Alabama, as approximately shown on the Survey, as affected by Amended and Restated Easement Agreement by and between IAI Simmsville Road LLC, a Georgia limited liability company, and The City of Alabaster, entered into effected as of April 30, 2025, and recorded of even date herewith, in the Probate Office of Shelby County, Alabama.
6. Denial of direct access to and from the project known as I-65.
7. Matters shown on ALTA/NSPS Land Title Survey by J. Brett Orrell, PLS, Ala. Reg. No. 31836-S, for Poly Surveying, dated February 4, 2025, last revised March 31, 2025, and designated as Job. No. 2501-0405, including, but not limited to, the following:
  - a. Overhead utility (power and telephone) lines and poles, guy wires, meters, boxes, pedestals;
  - b. Underground utility (water and gas) lines, hydrants, manholes, catch basins, valves, meters, and regulators;
  - c. Asphalt road crosses over subject property in northwesterly corner 17.2';
  - d. Asphalt road crosses over subject property in northwesterly corner 5.1';
  - e. Fence crosses over subject property in northeasterly corner 1.0';
  - f. Fence crosses over subject property along easterly boundary 1.7';
  - g. Asphalt road crosses over subject property along westerly boundary 0.6';
  - h. Intentionally deleted;
  - i. Concrete sidewalk falls within easement along northerly boundary.

8. Rights of tenants in possession under unrecorded leases solely as tenants and solely with respect to space occupied by each such tenant, without options to purchase or rights of first refusal, together with non-exclusive rights in common with other tenants in areas used by all tenants.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**05/01/2025 02:09:38 PM**  
**\$1421.00 BRITTANI**  
**20250501000130360**

*Allie S. Bayl*