

This instrument was prepared by:

John M Steiner, Esq.
Sullivan & Worcester LLP
One Post Office Square
Boston, Massachusetts 02109

Send tax notices to:
SAI BIRMINGHAM LLC
5190 Hidalgo Street
Houston, Texas 77056

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents, that in consideration of THREE MILLION NINE HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,900,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency whereof is hereby acknowledged, HPT IHG-2 PROPERTIES TRUST, a Maryland real estate investment trust, as successor by merger to HPT CW PROPERTIES TRUST, a Maryland real estate investment trust (herein referred to as "Grantor"), does grant, bargain, sell and convey unto SAI BIRMINGHAM LLC, an Alabama limited liability company (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit (the "Property"):

(See Exhibit A attached hereto).

This conveyance is subject to the following: all matters of record to the extent in force and applicable to the Property; all matters that would be shown by a complete and accurate ALTA/NSPS survey of the Property as of the date hereof; all real estate taxes and municipal assessments for the Property for the current tax year not yet due or payable; all parties in possession as guests at the Property; and all applicable laws (collectively, the "Permitted Encumbrances").

TOGETHER WITH all the right, title and interest of the Grantor, if any, in and to the improvements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining and together with all rights and easements of record benefiting the above-described Property.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, forever. The Grantor hereby covenants and agrees with the Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above-described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through or under the Grantor; but none other, excepting, however, the Permitted Encumbrances.

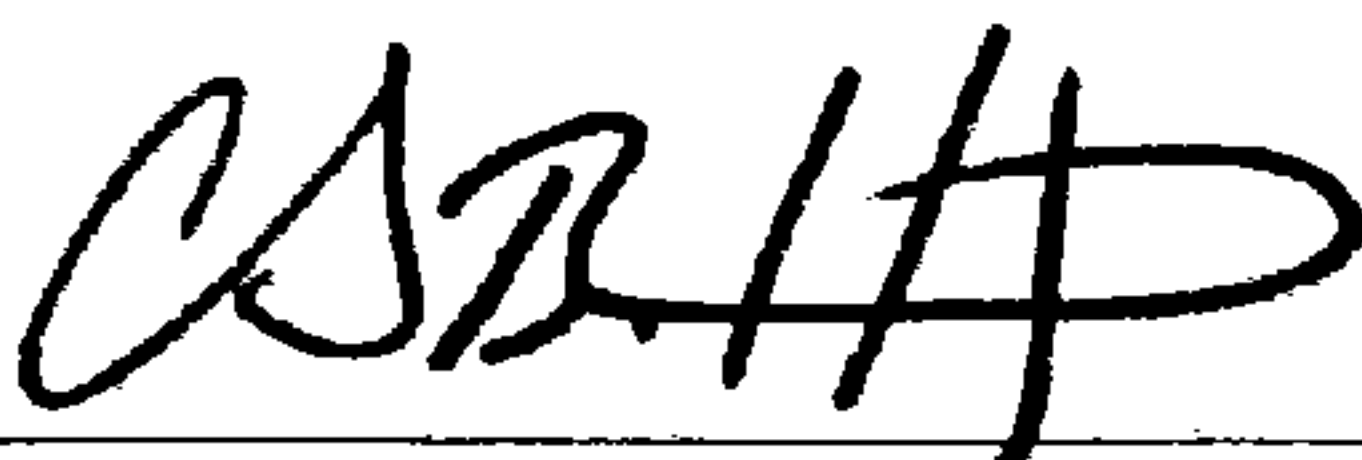
Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address:	Two Newton Place, 255 Washington Street, Newton, Massachusetts 02458
Grantee's Address:	5190 Hildalgo Street, Houston, Texas 77056
Property Address:	600 Corporate Ridge Drive, Birmingham, Alabama 35242 (Parcel No. 03-9-31-0-002-019.002)
Sales Price:	\$3,900,000.00

[Remainder of Page Intentionally Blank; Signature Page Follows]

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 30th day of May, 2025.

HPT IHG-2 PROPERTIES TRUST,
a Maryland real estate investment trust,
as successor by merger to
HPT CW PROPERTIES TRUST

By: 
Christopher J. Bilotto
President and Chief Executive Officer

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 21 day of May, 2025, before me, the undersigned notary public, Christopher J. Bilotto personally appeared, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President and Chief Executive Officer of HPT IHG-2 Properties Trust, a Maryland real estate investment trust, as the voluntary act of said real estate investment trust.



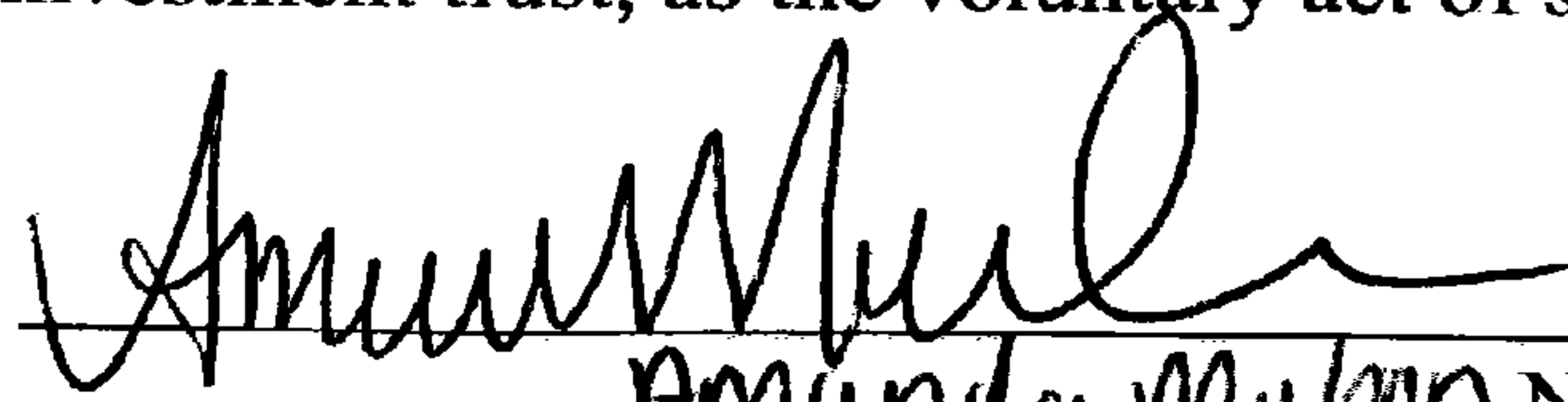

Amanda Mahan Notary Public
My Commission Expires:

EXHIBIT A

THE PROPERTY

Lot 2D-1, according to the Map of The Resurvey of Lot 2D, Meadow Brook Corporate Park Phase I, as recorded in Map Book 21, Page 92, 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
06/02/2025 01:39:13 PM
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