

THIS INSTRUMENT PREPARED BY:

Robert E. Pendley
1901 Sixth Avenue N
Suite 2600
Birmingham, AL 35203

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered to be effective this 1st day of October, 2025, by THIRD AVENUE PARTNERS, LLC, an Alabama limited liability company (“Grantor”), to RECLAIM PROPERTIES, LLC, an Alabama limited liability company (hereinafter referred to as the “Grantee”).

KNOW ALL PERSONS BY THESE PRESENTS, That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the “Property”);

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is given and accepted subject only to those items contained on Exhibit B attached hereto and incorporated herein (herein called the “Permitted Encumbrances”).

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

*\$814,820 of the purchase price was paid with a
purchase money mortgage closed simultaneously herewith.*

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:

Third Avenue Partners, LLC
3100 Whitehall Road
Homewood, AL 35209

Grantee's Name and Mailing Address:

Reclaim Properties, LLC
1604 Grove Place
Homewood, AL 35209

Property Address: 260 Inverness Center Drive, Birmingham, AL 35242

Tax Parcel Nos: # 101010001003.071; 101010001003.072

Assessor's Market Value: \$474,550; \$340,270

The Assessor's Market Value of the Property can be verified by the Tax Assessor.

[signature page follows]

[remainder of page intentionally blank]

IN WITNESS WHEREOF, the undersigned Grantor has duly executed this instrument to be effective as of the date first written above.

GRANTOR:

THIRD AVENUE PARTNERS, LLC,
an Alabama limited liability company

By: *D. Forrest Walden*
Name: *David Forrest Walden*
Its: *Member*
Date *9/26/25*

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *D. Forrest Walden*, whose name as *Member* of Third Avenue Partners, LLC, an Alabama limited liability company, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he in his capacity as such Authorized Agent and with full authority, executed the same voluntarily for and as the act of the limited liability company on the day the same bears date.

Given under my hand and official seal this *26th* day of *September*, 2025.

[NOTARIAL SEAL]

Jennifer M. Auvil
Notary Public
My Commission Expires: *11/20/26*

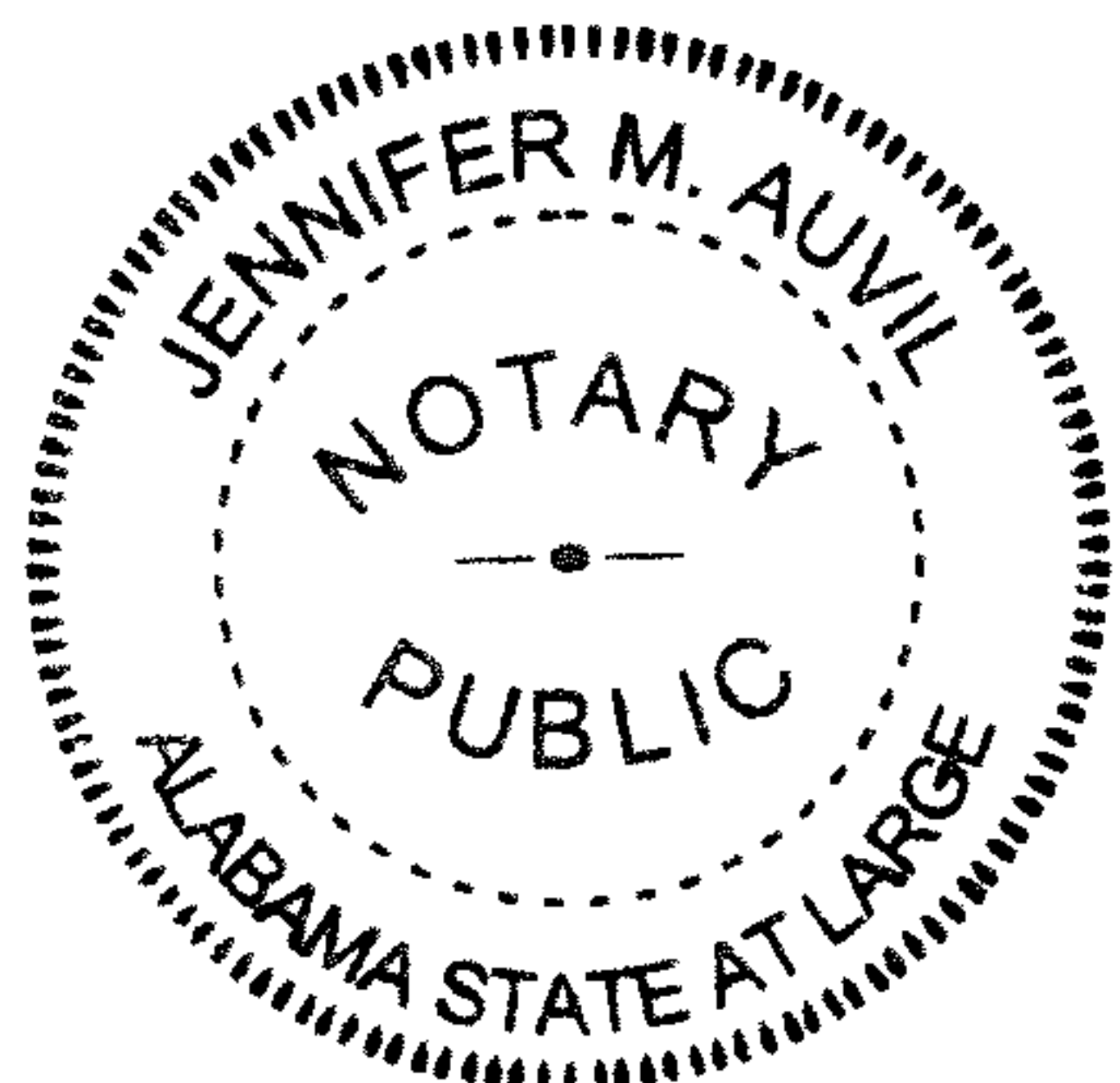


EXHIBIT "A"

Parcel II

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

Unit 2 of the Inverness Retail Land Condominium, a Land Condominium, together with an undivided fractional interest in the Common Elements thereof as defined in the Declaration of Condominium of Inverness Retail Land Condominium, as recorded in the Office of the Judge of Probate of Shelby County, Alabama as Map Book 58, Page 70.

(The foregoing being a part of Lot C2-J according to the Resurvey of Beaumont Lots C2-G & C2-H as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 45, Page 11.)

AND

A parcel of land situated in the Northeast one-quarter of the Northwest one-quarter of Section 01, Township 19 South, Range 2 West Shelby County, Alabama said parcel being a portion of Lot C2J Resurvey of Beaumont Lots C2G & C2H as recorded in Map Book 45 Page 11 in the Office of the Judge of Probate, Shelby County, Alabama, said parcel being more particularly described as follows:

Beginning at a set 5/8 inch capped rebar stamped CA-560LS marking the Northeast corner of said Lot C2-J, said point lying on the Southern-most right of way of Inverness Center Drive (right of way varies); thence run South 21 degrees 44 minutes 23 seconds West along the East line of said Lot for a distance of 317.45 feet to a found capped rebar stamped AL-ENG, said point marking the Southeast corner of said Lot C2-J, said point lying on the Northern-most right of way of a 20 foot alley, said point also lying on a curve turning to the left, said curve having a radius of 304.00 feet, a central angle of 19 degrees 46 minutes 48 seconds, a chord bearing of North 39 degrees 04 minutes 04 seconds West, and a chord length of 104.43 feet; thence run along the arc of said curve, along said lot line and along said alley for a distance of 104.95 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence leaving said alley and lot line run North 21 degrees 51 minutes 58 seconds East for a distance of 263.19 feet to a set 5/8 inch capped rebar, said point lying of the afore mentioned Southern-most right of way of Inverness Center Drive and on the North line of said Lot C2-J, said point lying on a curve turning to the right, said curve having a radius of 925.50 feet, a central angle of 05 degrees 36 minutes 50 seconds, a chord bearing of South 70 degrees 21 minutes 30 seconds East, a chord length of 90.64 feet; thence run along the arc of said curve, along said lot line and along said right of way for a distance of 90.68 feet to the point of beginning. Said parcel contains 26,141 square feet or 0.60 acres more or less.

ALSO: THE FOLLOWING EASEMENTS OVER OR ACROSS THE FOLLOWING DESCRIBED PARCELS OF LAND:

1. That certain Reciprocal Easement Agreement with Covenants and Conditions, recorded in the Office of the Judge of Probate of Shelby County, Alabama as Inst. No. 20141209000386590.
2. That certain Reciprocal Storm Water and Drainage Easement, recorded in the Office of the Judge of Probate of Shelby County, Alabama as Inst. No. 20141209000386600 as the same was amended by that certain First Amendment To Reciprocal Storm-Water And Drainage Easement Agreement With Covenants And Conditions recorded in the Office of the Judge of Probate of Shelby County, Alabama as Inst. No. 20230915000277880.

EXHIBIT B**PERMITTED ENCUMBRANCES**

1. All taxes for the year 2025 and subsequent years, not yet due and payable.
2. Title to all minerals within and underlying the Property, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. 25-foot access and utility easement as shown on Map Book 44, Page 75.
4. Mineral and mining rights and rights incident thereto recorded in Misc. Volume 5, Page 355; Misc. Volume 4, Page 442; and Misc. Volume 48, Page 427, in the Probate Office of Shelby County, Alabama.
5. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Resurvey of Beaumont Lots C2G & C2H, as recorded in Map Book 45, page 11, in the Probate Office of Shelby County, Alabama.
6. Those certain Easements, in favor of Alabama Power Company and recorded in the official records of the Judge of Probate of Shelby County, Alabama as Instrument No.'s 20070418000180130; 20071109000517680; and 20110920000278550.
7. That certain Reciprocal Easement Agreement with Covenants and Conditions, recorded in the Office of the Judge of Probate of Shelby County, Alabama as Inst. No. 20141209000386590.
8. That certain Reciprocal Storm Water and Drainage Easement, recorded in the Office of the Judge of Probate of Shelby County, Alabama as Inst. No. 20141209000386600 as the same was amended by that certain First Amendment To Reciprocal Storm-Water And Drainage Easement Agreement With Covenants And Conditions recorded in the Office of the Judge of Probate of Shelby County, Alabama as Inst. No. 20230915000277880.
9. The Plat of the Inverness Retail Land Condominium as recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 20230915000277900.
10. The Declaration of Condominium of Inverness Retail Land Condominium, as recorded in the official records of the Shelby County Recording Office as Inst. No. 20230915000277910.
11. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ ACSM survey made by Gonzalez — Strength & Associates, Inc. on September 7th, 2023, designated Project No. 23-0106: Encroachment of “MCI Box & Marker” on the Northern portions of the Land with no apparent easement.
12. Right-of-way granted to Alabama Power Company recorded in Inst. No. 20231215000360990 and re-recorded in Inst. No. 20231218000362090.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/10/2025 10:14:33 AM
\$38.00 JOANN
20251010000313080

Allen S. Bayl