

**This Instrument was prepared by  
And upon recording return to:**

Alston & Bird LLP  
One Atlantic Center  
1201 West Peachtree Street  
Atlanta, Georgia 30309-3424  
Attention: Albert E. Bender, Jr.

Send Tax Notice to:

Recording Fee: \$ \_\_\_\_\_

Declaration Tax: \$ \_\_\_\_\_

Wells Exchange-Meadow Brook Park,  
Birmingham, LLC  
6200 The Corners Parkway, Suite 250  
Norcross, GA 30082

**LIMITED WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to the undersigned **MEADOW BROOK SOUTH 2500, L.L.C.**, an Alabama limited liability company ("Grantor"), whose mailing address is at c/o Prudential Real Estate Investors, Two Ravinia Drive, Suite 1400, Atlanta, Georgia 30346, in hand paid by **WELLS EXCHANGE-MEADOW BROOK PARK, BIRMINGHAM, LLC**, a Georgia limited liability company ("Grantee"), whose mailing address is 6200 The Corners Parkway, Suite 250, Norcross, GA 30082, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the real estate described on **Exhibit A** attached hereto and made a part hereof (the "Real Property").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns forever.

And the said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors, heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 the said Grantee, its successors and assigns forever, against the lawful claims of all persons claiming by,

through or under Grantor, but against none other, subject, however, to those matters set forth on **EXHIBIT "B"** attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said Grantor by its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23<sup>rd</sup> day of December, 2002, to be effective as of December 26, 2002.

**MEADOW BROOK SOUTH 2500,  
L.L.C.**, an Alabama limited liability  
company

By: THE PRUDENTIAL INSURANCE  
COMPANY OF AMERICA, a New  
Jersey corporation, as the sole member  
and manager thereof

By: James L. Street  
Name: James L. Street  
Title: Vice President

STATE OF GEORGIA

COUNTY OF DEKALB

I, Angela R Connor, a Notary Public in and for said State, hereby  
certify that James L. Street, whose name as Vice President of THE PRUDENTIAL  
INSURANCE COMPANY OF AMERICA, a New Jersey corporation, which corporation  
is the sole member and manager of **MEADOW BROOK SOUTH 2600, L.L.C.**, an  
Alabama limited liability company, is signed to the foregoing conveyance, 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 corporation.

Given under my hand and official seal, this the 23<sup>rd</sup> day of December, 2002.

My Commission Expires:

1/21/2006

Angela R Connor  
Notary Public  
[Affix Seal]

**EXHIBIT A**

**LEGAL DESCRIPTION**

(2500 Corporate Drive)

Lot 11-F, according to the Meadow Brook Corporate Park South, Phase II, Resurvey No. 4, as recorded in Map Book 24, Page 42 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

**EXHIBIT B**

**PERMITTED TITLE EXCEPTIONS**

1. Real Estate Ad Valorem Taxes for the year 2002 and subsequent years, not yet due and payable.
2. All other matters of record recorded or filed in the applicable records of Shelby County, Alabama with respect to the real property conveyed hereby.
3. Rights of tenants (and subtenants) and/or lessees (and sublessees) in possession under any recorded or unrecorded leases or rental agreements.