

**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.

13,476.00

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 **THE PRUDENTIAL INSURANCE COMPANY OF AMERICA**, a New Jersey corporation ("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 23rd day of December, 2002, to be effective as of December 26, 2002.

**THE PRUDENTIAL INSURANCE
COMPANY OF AMERICA**, a New
Jersey corporation

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, 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 23rd day of December, 2002.

My Commission Expires:

1/21/2006

Angela R Connor
Notary Public
[Affix Seal]

EXHIBIT A

LEGAL DESCRIPTION

(2600 Corporate Drive)

Lot 11-G, Meadow Brook Corporate Park South, Phase II, Resurvey No. 8, as recorded in Map Book 25 page 91 A & B in the Office of the Judge of Probate of Shelby County, Alabama; being more particularly described as follows:

Begin at the Southeasterly corner of Lot 11-G, Meadow Brook Corporate Park South, Phase II, Resurvey No. 8 as recorded in Map Book 25 page 91 A & B in the Office of the Judge of Probate of Shelby County, Alabama and run North 90 deg. 00 min. West (assumed) a distance of 603.04 feet to the Southwesterly corner of Lot 11-G;

thence North 0 deg. 00 min. East a distance of 603.74 feet to a point on the Southeasterly right of way line of Resource Drive;

thence North 64 deg. 16 min. 06 sec. East along the Southeasterly right of way line of Resource Drive a distance of 223.21 feet to the P. C. (point of curve) of a curve to the left having a radius of 460.00 feet, a central angle of 28 deg. 27 min. 36 sec. and a chord bearing of North 50 deg. 02 min. 18 sec. East;

thence along the arc of said curve and the Southeasterly right of way line of Resource Drive a distance of 228.49 feet to the P. R. C. (point of reverse curve) of a curve to the right having a radius of 25.00 feet, a central angle of 79 deg. 47 min. 55 sec. and a chord bearing of North 75 deg. 42 min. 28 sec. East;

thence along the arc of said curve and the Southeasterly right of way line of Resource Drive a distance of 34.82 feet to a point on the Southwesterly right of way line of Corporate Drive, said point being the P. R. C. (point of reverse curve) of a curve to the left having a radius of 362.21 feet, a central angle of 10 deg. 38 min. 30 sec. and a chord bearing of South 69 deg. 42 min. 50 sec. East;

thence along the arc of said curve and the Southwesterly right of way line of Corporate Drive a distance of 67.27 feet to the P. T. (point of tangent) of said curve;

thence South 75 deg. 02 min. 05 sec. East tangent to said curve along the Southwesterly right of way line of Corporate Drive a distance of 52.34 feet to a point;

thence South 0 deg. 25 min. 10 sec. East a distance of 97.46 feet to a point;

thence South 15 deg. 00 min. 40 sec. West a distance of 43.23 feet to a point;

thence South 0 deg. 25 min. 10 sec. East a distance of 460.67 feet to a point;

thence South 22 deg. 45 min. 40 sec. East a distance of 235.47 feet to the point of beginning;

being situated in Shelby County, Alabama.

EXHIBIT B

20030102000000350 Pg 5/5 13,476.00
Shelby Cnty Judge of Probate, AL
01/02/2003 08:14:00 FILED/CERTIFIED

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.