



20060622000301310 1/5 \$11898.00
Shelby Cnty Judge of Probate, AL
06/22/2006 03:32:00PM FILED/CERT

After recording, please return to:
The Talon Group
401 East Pratt Street, Suite 800
Baltimore, Maryland 21202
File No. MD-1192925

Value \$11,875,000.00

Recording Fee: \$ _____
Declaration Tax: \$ _____

Send Tax Notice to:

LBP Meadowbrook, LLC
6225 Smith Avenue, Suite B100,
Baltimore, Maryland 21209-3623

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 2700, L.L.C.**, a Delaware limited liability company ("Grantor"), whose mailing address is at c/o Prudential Real Estate Investors, Two Ravinia Drive, Suite 400, Atlanta, Georgia 30346, in hand paid by **LBP MEADOWBROOK, LLC**, a Delaware limited liability company ("Grantee"), whose mailing address is 6225 Smith Avenue, Suite B100, Baltimore, Maryland 21209-3623, 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").

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.

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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.

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 19TH day of June, 2006, to be effective as of June 19, 2006.

**MEADOW BROOK SOUTH 2700, L.L.C., a
Delaware limited liability company**

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

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

ACNKOWLEDGEMENT

STATE OF GEORGIA

COUNTY OF DEKALB

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I, Rebecca W. McCrea, 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, the sole member of MEADOW BROOK SOUTH 2700, L.L.C., a Delaware 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 15th day of June, 2006.

Rebecca W. McCrea
Notary Public
[Affix Seal]

My Commission Expires:

1-31-2010





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EXHIBIT A

LEGAL DESCRIPTION

Lot 11-H, 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, as re-recorded as Lot 11-H, Meadow Brook Corporate Park South, Phase II, Resurvey No. 8, as recorded in Map Book 25, Page 91A &B in the Office of the Judge of Probate of Shelby County, Alabama.

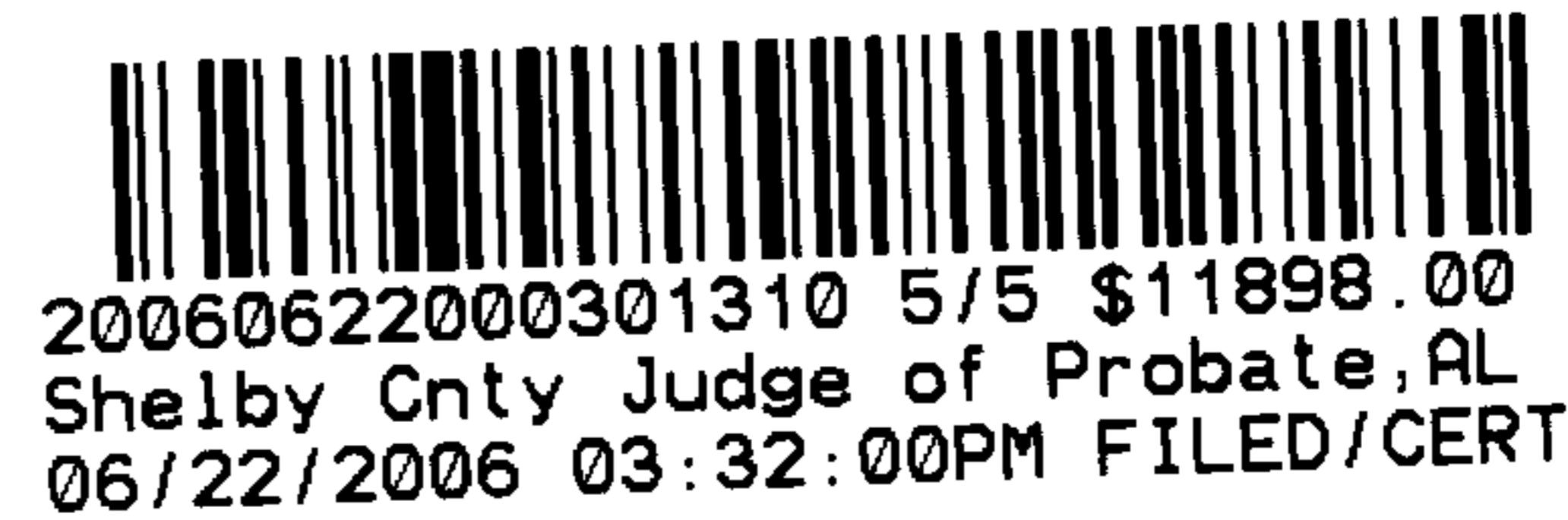


EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. Real Estate Ad Valorem Taxes for the year 2006 and subsequent years, not yet due and payable.
2. All covenants, conditions, restrictions and 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.
4. The following items: (a) applicable zoning and building ordinances and land use regulations, and (b) such state of facts as would be disclosed by a physical inspection of the Property.

Shelby County, AL 06/22/2006
State of Alabama

Deed Tax:\$11875.00