



20120222000062780 1/7 \$31.00
 Shelby Cnty Judge of Probate, AL
 02/22/2012 11:47:37 AM FILED/CERT

Send Tax Notice To:

SIR Properties Trust
 Two Newton Place
 255 Washington Street
 Newton, Massachusetts 02458

STATE OF ALABAMA)
)
 COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED made by HUB PROPERTIES TRUST, a Maryland real estate investment trust whose address is Two Newton Place, 255 Washington Street, Suite 300, Newton, Massachusetts 02458 (hereinafter referred to as "Grantor"), as successor by merger with CW Hoover Properties LLC, a Delaware limited liability company, to SIR PROPERTIES TRUST, a Maryland real estate investment trust whose address is Two Newton Place, 255 Washington Street, Suite 300, Newton, Massachusetts 02458 (hereinafter referred to as "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Thousand and 00/100s Dollars (\$1,000.00) in hand paid by Grantee to Grantor and other nominal consideration, the receipt and sufficiency are hereby acknowledged by Grantor, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the real estate situated in Shelby County, Alabama (together with all buildings and improvements thereon) and more particularly described on Exhibit A attached hereto (the "Property").

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

This conveyance is subject to those items of record set forth on "Exhibit B" attached hereto and by reference made a part hereof (the "Permitted Exceptions").

TO HAVE AND TO HOLD, unto Grantee, its successors and assigns forever.

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that 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 Grantor; but none other, excepting, however, the Permitted Exceptions.



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THE DECLARATION OF TRUST OF GRANTOR, DATED SEPTEMBER 13, 1996, AS AMENDED AND SUPPLEMENTED, AS FILED WITH THE DEPARTMENT OF ASSESSMENTS AND TAXATION OF THE STATE OF MARYLAND, PROVIDES THAT NO TRUSTEE, OFFICER, SHAREHOLDER, EMPLOYEE OR AGENT OF GRANTOR SHALL BE HELD TO ANY PERSONAL LIABILITY, JOINTLY OR SEVERALLY, FOR ANY OBLIGATION OF, OR CLAIM AGAINST, GRANTOR. ALL PERSONS DEALING WITH GRANTOR IN ANY WAY SHALL LOOK ONLY TO THE ASSETS OF GRANTOR FOR THE PAYMENT OF ANY SUM OR THE PERFORMANCE OF ANY OBLIGATION.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, THE SAID Grantor has executed this Statutory Warranty Deed as of February 10, 2012, to be effective as of February 16, 2012.

GRANTOR:

HUB PROPERTIES TRUST,
a Maryland real estate investment trust

By: [Signature]
John C. Popeo
Treasurer

Attest:

By: [Signature]
Name: ELIZABETH A. WIGON

COMMONWEALTH OF MASSACHUSETTS)
) ss.
COUNTY OF MIDDLESEX)

I, Judith A. Crowley, a Notary Public in and for said County, in said Commonwealth, hereby certify that John C. Popeo, Treasurer of HUB PROPERTIES TRUST, a Maryland real estate investment trust, signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

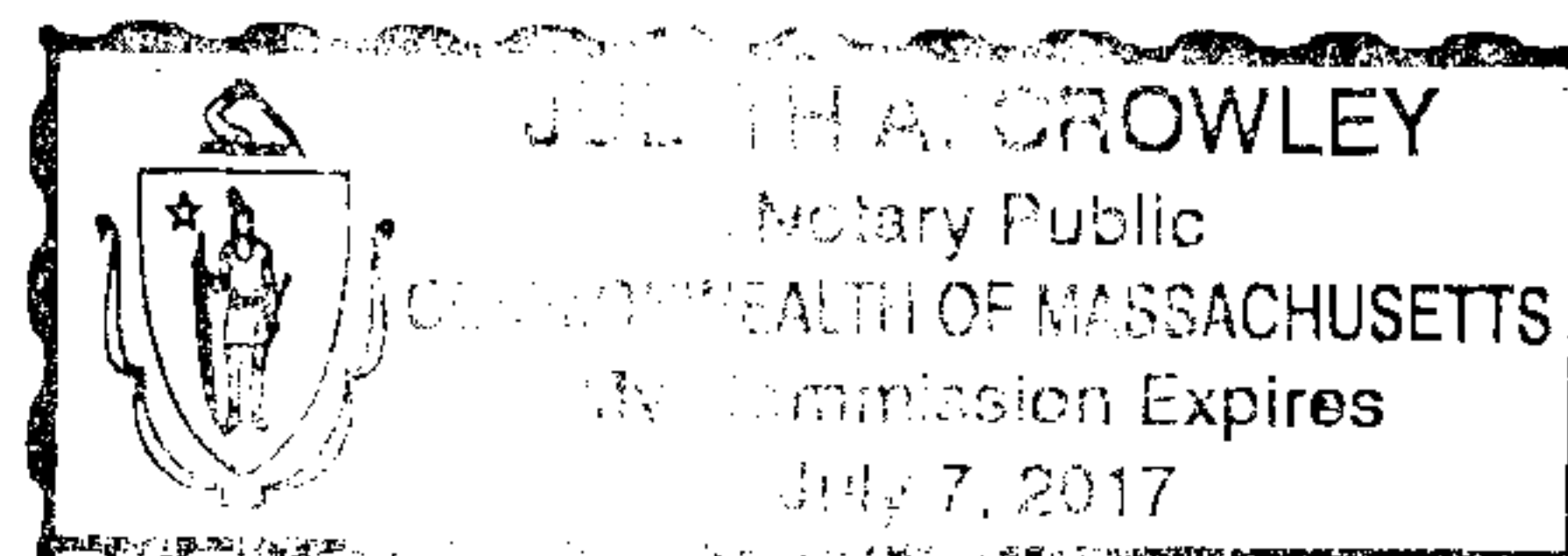
Given under my hand and official seal, this the 10th day of February, 2012.

(SEAL)

Notary: [Signature]
Print Name: Judith A. Crowley

THIS INSTRUMENT PREPARED BY:

Elizabeth S. Wigon, Esquire
Sullivan & Worcester LLP
One Post Office Square
Boston, MA 02109





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EXHIBIT A

LEGAL DESCRIPTION



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40 Inverness Center Parkway
42 Inverness Center Parkway
44 Inverness Center Parkway
46 Inverness Center Parkway
Birmingham, AL 35242

Legal Description

(Building Nos. 40, 42, 44 and 46)

Part of the East ½ of Section 35, Township 18 South, Range 2 West and the West ½ of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the Southwest corner of the Southeast ¼ of the Northeast ¼ of Section 35, Township 18 South, Range 2 West, Shelby County, Alabama, and run N 45°29'10" E along the diagonal line from the Southwest corner to the Northeast corner of said ¼ ¼ section, being the same as the Southeast line of a resurvey of Lot 2-D of Cahaba River Park, as recorded in Map Book 8, Page 95 in the Probate Office of Shelby County, Alabama; 1791.69 feet to a 5/8" rebar, being the Northwestern corner of Lot 4A of the Survey of Resource Center, as recorded in Map Book 24, Page 118 in the Probate Office of Shelby County, Alabama; thence S 45°55'49" E along the Southwesterly line of said Lot 4A, 82.80 feet to an existing rod & cap corner and angle point of said Lot 4A, said point also being on the west line of the Southwest ¼ of the Northwest ¼ of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama; thence S 00°08'37" E along said Section line and west line of said subdivision, 557.20 feet to an existing rod & cap; thence S 88°23'57" E along the south line of said Resource Center survey 391.12 feet to an existing 1" crimped iron and the common corner with Inverness Office Center Building 22 survey; thence the following courses along the common property line with said Building 22 survey, S 01°36'03" W, 166.03 feet; thence S 36°15'02" W, 682.41 feet to a point on the back of curb of an existing drive, said point being on a curve to the left, having a radius of 275.00 feet and a central angle of 19°48'04"; thence the following courses along the existing back of curb and a common property line with said Building 22 survey, S 43°20'02" E, along the chord of said curve, 94.57 feet to the point of tangent; thence S 53°14'04" E, 133.54 feet to the point of curve of a curve to the right, having a radius of 229.01 feet and a central angle of 43°55'17"; thence S 24°52'29" E along the chord of said curve, 171.28 feet to the point of tangent; thence S 02°29'00" E, 36.87 feet to point of curve of a curve to the left having a radius of 58.90 feet and central angle of 20°29'35"; thence S 12°43'48" E along the chord of said curve, 20.95 feet to the point of tangent; thence S 22°58'36" E, 5.09 feet to the point of curve of a curve to the left, having a radius of 68.08 feet and a central angle of 55°46'18"; thence S 50°51'45" E along the chord of said curve, 63.68 feet to a point on a curve to left on the Northwestern right of way of Inverness Center Parkway, said curve having a radius of 985.24 feet and a central angle of 28°50'14"; thence the following courses along said right of way of Inverness Center Parkway, S 48°56'24" W along the chord of said curve, 490.66 feet to the point of tangent; thence S 34°31'17" W, 167.46 feet to the point of curve of a curve to the right, having a radius of 1184.57 feet and a central angle of 21°57'41"; thence S 45°30'08" W along the chord of said curve, 451.27 feet to the point of tangent; thence S 56°28'58" W, 112.67 feet to the point of curve of a curve to the left, having a radius of 1469.86 feet and a central angle of 01°54'49"; thence S 55°31'34" W along the chord of said curve, 49.09 feet to a point on said curve; thence leaving said right of way, N 01°40'59" E, 427.65 feet to an existing 1 ¼ inch crimped iron; thence North 63°49'01" West, 334.90 feet to an existing 1 ½ inch crimped iron; thence South 40°42'16" West, 310.00 feet to an existing 1 ½ inch crimped iron; thence North 63°46'33" West, 639.96 feet to an existing 1 inch crimped iron on the Northwestern line of herein described site; thence North 26°14'07" East along said Northwestern line of site, 820.12 feet to the point of beginning



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EXHIBIT B

PERMITTED ENCUMBRANCES



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40 Inverness Center Parkway
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Birmingham, AL 35242

Permitted Exceptions

Shelby County, AL 02/22/2012
State of Alabama
Deed Tax: \$1.00

1. Rights of tenants under unrecorded leases.
2. Taxes for the year 2012 and subsequent years, not yet due and payable.
3. Any matters that would be shown on a current, accurate ALTA/ACSM Survey.
4. All matters of record insofar as the same are in force and applicable.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
6. Easement and right of way from Metropolitan Life Insurance Company to Alabama Power Company as recorded in Deed Book 50, Page 544.
7. Easement and right of way from 2154 Trading Corp. to Alabama Power Company as recorded in Deed Book 320, Page 30; as amended by Misc. Book 14, Page 420; Deed Book 320, Page 22; as amended by Misc. Book 14, Page 420.
8. Easement to Alabama Power Company as recorded in Deed Book 365, Page 812 and Deed Book 369, Page 624.
9. Easements to the Water Works Board of the City of Birmingham as recorded in Deed Book 11, Page 651.
10. Easement and right of way from 2154 Trading Corp. to Alabama Power Company as recorded in Deed Book 327, Page 881.
11. Easement to BellSouth Telecommunications, Inc. as recorded in Inst. No. 1999-29883.
12. Agreement to the City of Hoover for Sanitary Sewers and Easements as recorded in Deed Book 365, Page 876.
13. Terms and conditions of Declaration of Protective Covenants for Inverness Office Park, executed by Metropolitan Life Insurance Company, dated March 31, 2005, and recorded April 1, 2005 as Inst. No. 20050401000150480 and amended in Inst. No. 20080717000288080.
14. That portion of the insured premises that lies within any right of way as shown on plat recorded May 17, 2005 at Map Book 35, Pages 28-A and B.