This instrument prepared by:

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Send Tax Notices To:

Michael J. Brandt Wallace, Jordan, Ratliff & Brandt, L.L.C. 800 Shades Creek Parkway, Suite 400 Birmingham, Alabama 35209 Le Croy Properties Ltd 3600 Debby Drives Montgomery, AL 36111

# STATUTORY WARRANTY DEED

STATE OF ALABAMA	)
JEFFERSON COUNTY	

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, LeCry -MEADOW BROOK PARK BIRMINGHAM, LLC, a Georgia limited liability company, as to an undivided 2.096899% interest (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby GRANT, BARGAIN, SELL AND CONVEY unto MBCP, LLC, a Delaware limited liability company (hereinafter, the "GRANTEE"), the following described real estate situated in Jefferson County, Alabama, to-wit:

# See Exhibit 'A' for Description of Property

TO HAVE AND TO HOLD the described premises to said GRANTEE, his successors and assigns, forever.

And the GRANTOR will warrant and forever defend the right and title to the above described property unto the GRANTEE against all the claims of GRANTOR and all others claiming by or under GRANTOR.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christian Varman, whose name as Member Manager of Lecrot Molecular Minited 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 thereof, (s)he, in such capacity and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this 2th day of Marc \$2013.

SARAH SUBER
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Feb. 6, 2016

Notary Public

My Commission Expires: 2616

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#### EXHIBIT "A"

## Legal Description of Property

## PARCEL I:

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 Probate Office 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 Probate Office of Shelby County, Alabama and run North 90°00' West a distance of 603.04 feet to a point on the corner of Lot 11-G; thence North 0°00' East a distance of 603.74 feet to a point on the Southeasterly right of way line of Resource Drive; thence North 64°16'06" 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°27'36" and a chord bearing of North 50°02'18" 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°47'55" and a chord bearing of North 75°42'28" 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°38'30" and a chord bearing of South 69°42'50" 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°02'05" 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°25'10" East a distance of 97.46 feet to a point; thence South 15°00'40" West a distance of 43.23 feet to a point; thence South 0°25'10" East a distance of 460.87 feet to a point; thence South 22°45'40" East a distance of 235.47 feet to the Point of Beginning; being situated in Shelby County, Alabama.

### PARCEL II:

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

Begin at the Southeast corner of Lot 11-F, Meadow Brook Corporate Park South, Phase II, Resurvey No. 8, as recorded in Map Book 25, page 91 A & B in the Probate Office of Shelby County, Alabama and run North 0°00' East along the East line of said Lot 11-F a distance of 603.74 feet to a point on the Southeasterly right of way line of Resource Drive (a 60 foot wide right of way); thence South 64°16'06" West along the Southeasterly right of way line of

20130322000119230 3/5 \$25.00 Shelby Cnty Judge of Probate, AL 03/22/2013 10:02:19 AM FILED/CERT Resource Drive a distance of 295.54 feet to a point; thence North 25°43'54" West a distance of 255.40 feet to a point on the edge of Lake E; thence South 58°16'06" West a distance of 3.66 feet to the P.C. (Point of Curve) of a curve to the right having a radius of 185.00 feet, a central angle of 83°15'51" and a chord bearing of North 80°05'58" West; thence in a Southwesterly, Westerly and Northwesterly direction along the arc of said curve and along Lake E a distance of 268.85 feet to a point; thence South 51'31"57" West a distance of 243.19 feet to a point; thence South 2°58'01" West a distance of 315.00 feet to a point; thence South 28°58'16" West a distance of 320.01 feet to a point, said point being the Southwesterly corner of Lot 11-F; thence North 90°00' East along the South line of said Lot 11-F a distance of 984.14 feet to the Point of Beginning.

TOGETHER WITH rights granted in that certain Reciprocal Easement Agreement recorded in Instrument 20030102000000360, in the Probate Office of Shelby County, Alabama.

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# Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	LECROY-MEADOW BROOK PARK BIRMINGHAM, LLC	Grantee's Name	MBCP, LLC
Mailing Address	LeCroy Properties Ltd.	Mailing Address	c/o Colliers International
	3600 Debby Drive		420 North 20 <sup>th</sup> Street,
	Montgomery, AL 36111	•	Suite 2750
			Birmingham, AL 35203
Property Address	2500 and 2600 Corporate Drive	Date of Sale	March 12, 2013
	Birmingham, AL 35242	Total Purchase Price	\$ To Clear Title
	<u></u>	Or - Ambum L.Vmlum	<b>.</b>
		Actual Value	<u> </u>
		or Assessor's Market Value	\$
The nurchase price	or actual value claimed on this for	m can be verified in the follo	wing documentary evidence: (check
	of documentary evidence is not rec		
Bill of Sale		Appraisal	20130322000119230 5/5 \$25.00
Sales Contrac	X_	Other <u>To Clear Title</u>	20130322000119230 5/5 \$25.00
Closing State			Shelby Cnty Judge of Probate, AL 03/22/2013 10:02:19 AM FILED/CERT
If the conveyance filing of this form is		n contains all of the required	I information referenced above, the
- Innig of this form	3 HOUTCHINCU.		
		Instructions	
Grantor's name an current mailing add		me of the person or persons	conveying interest to property and their
Grantee's name ar conveyed.	nd mailing address - provide the na	me of the person or persons	to whom interest to property is being
Property address -	the physical address of the proper	ty being conveyed, if availab	ole.
Date of Sale - the	date on which interest to the prope	erty was conveyed.	
Total purchase pri the instrument off		ourchase of the property, bot	th real and personal, being conveyed by
Actual value - if the the instrument off assessor's current	ered for record. This may be evide	ue value of the property, both nced by an appraisal conduction	th real and personal, being conveyed by ted by a licensed appraiser or the
use valuation, of t	he property as determined by the	local official charged with the	f fair market value, excluding current responsibility of valuing property for Code of Alabama 1975 § 40-22-1 (h).
further understand	· —		this document is true and accurate. I the imposition of the penalty indicated in
Date March 21,	2013	Print: Michael	J. Brandt, Agent of Grantee
Unatteste	d(verified by)	Sign: Grantor	/Grantee/Owner/Agent (circle one)
	•		