


Prepared by and Return to:

Seyfarth Shaw LLP
1075 Peachtree Street NE
Suite 2500
Atlanta, Georgia 30309
Mark Block, Esq.


20171129000428550 1/6 \$2581.50
Shelby Cnty Judge of Probate, AL
11/29/2017 03:05:31 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED, made effective as of November 22nd, 2017, by Matrix Birmingham, LLC, a Delaware limited liability company ("Grantor"), whose address is 1201 Route 112, Port Jefferson Station, New York 11776, in favor of MBN 300 Building, LLC, a Delaware limited liability company ("Grantee"), whose address is 445 Bishop Street, Suite 100, Atlanta, Georgia 30318.

WITNESSETH THAT:

GRANTOR, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to GRANTEE, its successors and assigns, all of the real property situated in the County of Shelby and State of Alabama, which is more particularly described on the attached **Exhibit A** (the "**Property**"), but SUBJECT, HOWEVER, TO the matters set forth in **Exhibit B** (the "**Permitted Exceptions**").

TO HAVE and to hold the Property, together with all the singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in any wise appertaining, unto the Grantee and to its successors or assigns.

GRANTOR, for its successors and assigns, does hereby covenant with GRANTEE to warrant and defend the title to the Property against the lawful claims of all persons claiming by, through or under the GRANTOR, but against none other.

Send Tax Index Notice to MBN 300 Building, LLC, a Delaware limited liability company, 445 Bishop Street, Suite 100, Atlanta, Georgia 30318.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Shelby County, AL 11/29/2017
State of Alabama
Deed Tax: \$2551.50

Grantor has caused these presents to be executed and delivered as of the date first above written.

GRANTOR:


MATRIX BIRMINGHAM, LLC,
a Delaware limited liability company

By: **MATRIX BIRMINGHAM I, LLC,**
a Delaware limited liability company,
its sole member

By: 
Name: Vincent Grillo
Title: Authorized Signatory

STATE OF NEW YORK)

SUFFOLK COUNTY)


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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, Vincent Grillo whose name is signed in his capacity as an Authorized Signatory of Matrix Birmingham I, LLC, which is the sole member of Matrix Birmingham, LLC, to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he executed the same voluntarily in his capacity as such Authorized Signatory on the day the same bears date.

GIVEN under my hand and seal, this 17th day of November, 2017.



Notary Public

[NOTARIAL SEAL]

My commission expires: 1/21/18

JOHN P. CALCAGNI
NOTARY PUBLIC, State of New York
No. 52-4852777
Qualified in Suffolk County
Commission Expires January 21, 2018

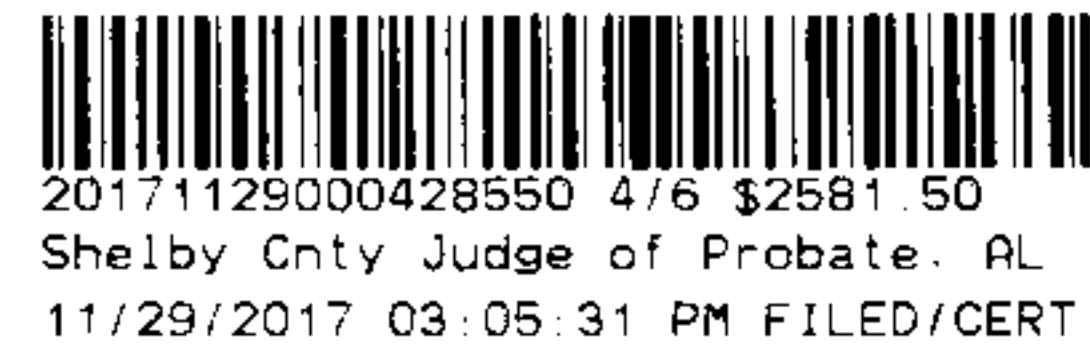
**Exhibit A-
The Property**


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LOT 5, ACCORDING TO THE MAP AND SURVEY OF MEADOW BROOK CORPORATE PARK SOUTH, PHASE II, AS RECORDED IN MAP BOOK 12, PAGE 10 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA AND RUN NORTH 0 DEGREES 00 MINUTES EAST (ASSUMED) ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 1115.12 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #280; THENCE SOUTH 83 DEGREES 13 MINUTES 57 SECONDS WEST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #280 A DISTANCE OF 2088.72 FEET TO THE NORTHWESTERN MOST CORNER OF LOT 4, MEADOW BROOK CORPORATE PARK SOUTH PHASE II, AS RECORDED IN MAP BOOK 12, PAGE 10 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SAID POINT ALSO BEING THE NORTHEASTERN MOST CORNER OF LOT 2 OF SAID SUBDIVISION; THENCE SOUTH 12 DEGREES 44 MINUTES 50 SECONDS EAST ALONG THE COMMON BOUNDARY OF SAID LOTS 2 AND 4 A DISTANCE OF 349.64 FEET TO A POINT; THENCE SOUTH 30 DEGREES 56 MINUTES 48 SECONDS EAST ALONG THE COMMON BOUNDARY OF SAID LOTS 2 AND 4 A DISTANCE OF 410.33 FEET TO THE SOUTHERNMOST CORNER OF SAID LOT 4, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 48 DEGREES 41 MINUTES 24 SECONDS EAST ALONG THE PROPERTY BOUNDARY OF SAID LOT 4 A DISTANCE OF 338.18 FEET TO A POINT; THENCE SOUTH 67 DEGREES 18 MINUTES 52 SECONDS EAST ALONG THE PROPERTY BOUNDARY OF SAID LOT 4 AND ITS EXTENSION, BEING THE PROPERTY BOUNDARY OF LOT B OF SAID MEADOW BROOK CORPORATE PARK SOUTH PHASE II, A DISTANCE OF 229.49 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CORPORATE PARKWAY, SAID POINT LYING ON A CURVE TO THE LEFT HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 47 MINUTES 46 SECONDS AND A CHORD BEARING OF SOUTH 0 DEGREES 56 MINUTES 13 SECONDS WEST; THENCE ALONG THE ARC OF SAID CURVE AND THE RIGHT-OF-WAY LINE OF CORPORATE PARKWAY A DISTANCE OF 119.58 FEET TO THE P.T. (POINT OF TANGENT) OF SAID CURVE; THENCE TANGENT TO SAID CURVE SOUTH 7 DEGREES 57 MINUTES 41 SECONDS EAST ALONG THE RIGHT-OF-WAY LINE OF CORPORATE PARKWAY A DISTANCE OF 150.16 FEET TO THE P.C. (POINT OF CURVE) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 124 DEGREES 59 MINUTES 24 SECONDS AND A CHORD BEARING OF SOUTH 54 DEGREES 32 MINUTES 01 SECONDS WEST; THENCE ALONG THE ARC OF SAID CURVE AND THE RIGHT-OF-WAY LINE OF CORPORATE PARKWAY A DISTANCE OF 523.56 FEET TO THE P.C.C. (POINT OF COMPOUND CURVE) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1150.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 51 MINUTES 31 SECONDS AND A CHORD BEARING OF NORTH 57 DEGREES 32 MINUTES 31 SECONDS WEST; THENCE ALONG THE ARC OF SAID CURVE AND THE RIGHT-OF-WAY LINE OF CORPORATE PARKWAY A DISTANCE OF 217.95 FEET TO THE P.T. (POINT OF TANGENT) OF SAID CURVE; THENCE TANGENT TO SAID CURVE NORTH 52 DEGREES 06 MINUTES 46 SECONDS WEST ALONG THE RIGHT-OF-WAY LINE OF CORPORATE PARKWAY A DISTANCE OF 100.00 FEET TO THE SOUTHERNMOST CORNER OF LOT 2 OF SAID MEADOW BROOK CORPORATE PARK SOUTH PHASE II; THENCE NORTH 31 DEGREES 41 MINUTES 55 SECONDS EAST ALONG THE PROPERTY BOUNDARY OF SAID LOT 2 A DISTANCE OF 237.30 FEET TO THE POINT OF BEGINNING.

Exhibit B
Permitted Exceptions



1. Real property taxes and assessments for the year 2018, and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
3. Transmission Line Permit to Alabama Power Company as shown by instruments recorded in Real Record 120, page 537 and Real Book 207, page 394, all as shown on the Survey of Lots 2, 4 and 5, Meadow Brook Corporate Park South, Phase II, dated November 20, 2017 and last revised November 20 2017, prepared by Joseph F. Breighner, Jr., Ala. License No. 17518 (the "Survey").
4. Title to minerals underlying S 1/2 of SW 1/4 of Section 31, Township 18 South, Range 1 West, with mining rights and privileges belonging thereto as reserved in Deed Book 28, page 581.
5. Non-beneficial terms and conditions of the non-exclusive easement(s) set out in the Easement Agreement for Ingress and Egress, including the rights of others to use thereof, recorded as Real 229, page 641; Map Book 12, page 10, all as approximately shown on the Survey.
6. Non-beneficial terms and conditions of the non-exclusive easement as set out in the Easement Agreement, including the rights of others to use thereof, as recorded in Real Record 229, page 631, as approximately shown on the Survey.
7. The following easement as set out on recorded plat recorded in Plat Book 12, Page 10: fifteen foot (15') storm drainage easement, as approximately shown on the Survey.
8. Declaration of Covenants, Conditions, Restrictions for Meadow Brook Corporate Park South as set out in Real 64, page 91, with 1st Amendment in Real 95, page 826, with 2nd Amendment in Real 141, page 784, and further amended by Notice of Variance and Disclaimer of Reserved Easements recorded in Real Record 147, page 666, and as further amended by 3rd Amendment recorded in Real 177, page 244, with Notice of variance and disclaimer of reserved easements as set out in Real 187, page 584, as further amended by 4th Amendment recorded in Real 243, page 453, 5th Amendment recorded in Real 245, page 89, as further amended by Notice of Variance and Disclaimer of Reserved Easements as recorded in Real 229, page 649; and further amended by 6th Amendment as Inst. #1992-23529, and by Acknowledgment of Completion of Improvements recorded as Inst. #1992-23528; further amended by 7th Amendment recorded as Inst. #1995-03028. 8th Amendment recorded as Inst. #1995-04188, 9th Amendment recorded as Inst. #1996-5491, 10th Amendment recorded as Inst. #1996-32318, 11th Amendment recorded as Inst. #1997-30077, 12th Amendment recorded as Inst. #1997-37856, 13th Amendment recorded as Inst. #1998-5588, 14th Amendment recorded as Inst. #1998-41655, 15th

Amendment recorded as Inst. #1998-46243, 16th Amendment recorded as Inst. #1999-2935 and 17th Amendment recorded as Inst. #20021217000631360, and 18th Amendment recorded as Inst. #20100927000316200, along with Meadow Brook Corporate Park South Association, Inc. recorded as Inst. No. 20060524000246160 and Inst. No. 20080804000313250 along with By-Laws thereto, as affected by Assignment of Developer's Rights recorded in Instrument #2001-35829.



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Real Estate Sales Validation Form

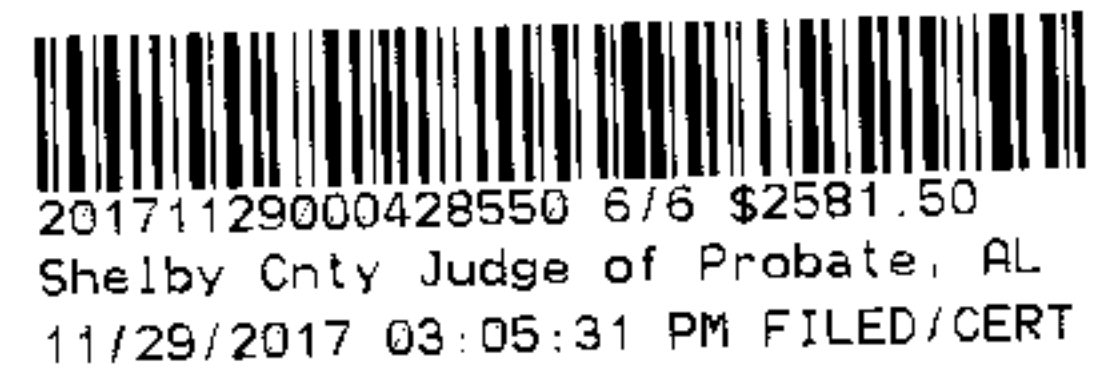
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Matrix Birmingham, LLC</u>	Grantee's Name	<u>MBN 300 Building, LLC</u>
Mailing Address	<u>c/o Matrix Realty Group</u>	Mailing Address	<u>c/o SDM Partners, LLC</u>
	<u>1201 Route 112</u>		<u>445 Bishop St. NW Ste. 100</u>
	<u>Port Jefferson Station, NY 11776</u>		<u>Atlanta, GA 30318</u>
Property Address	<u>300 Corporate Parkway</u>	Date of Sale	<u>November 21, 2017</u>
	<u>Hoover, AL 35242</u>	Total Purchase Price	<u>2551500.00</u>
		\$ or	
		Actual Value	\$ <u> </u>
		or	
		Assessor's Market Value	\$ <u> </u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/20/17

Print Vincent Grillo

☐ Unattested

John R. Calvey
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one