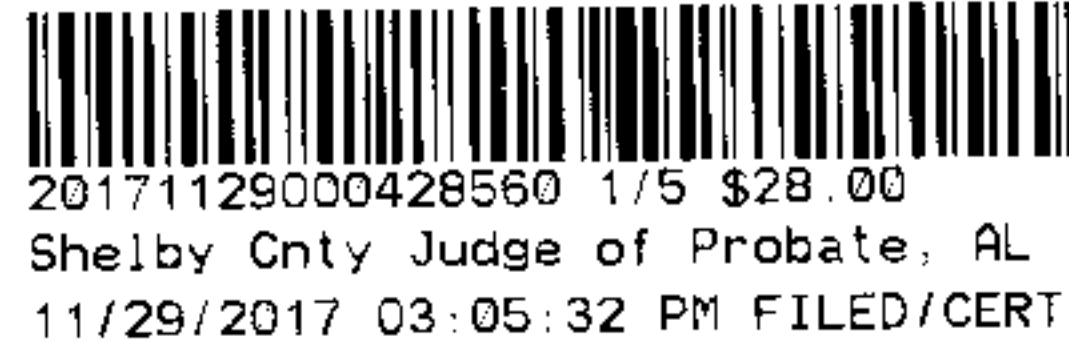


THIS INSTRUMENT WAS PREPARED BY:

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



QUIT CLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **MATRIX BIRMINGHAM, LLC**, a Delaware limited liability company, does hereby remise, release, quit claim, grant, sell, and convey to **MBN 300 BUILDING, LLC**, a Delaware limited liability company (hereinafter called Grantee), all of the right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

The real property described in Exhibit "A" attached to this Quitclaim Deed.

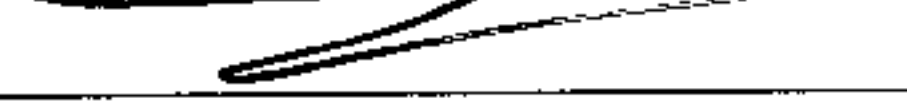
TO HAVE AND TO HOLD to said GRANTEE forever.

IN WITNESS WHEREOF, Matrix Birmingham, LLC, a Delaware limited liability company, has caused this conveyance to be signed in its corporate name by its duly authorized signatory, as of the 22nd day of November, 2017.

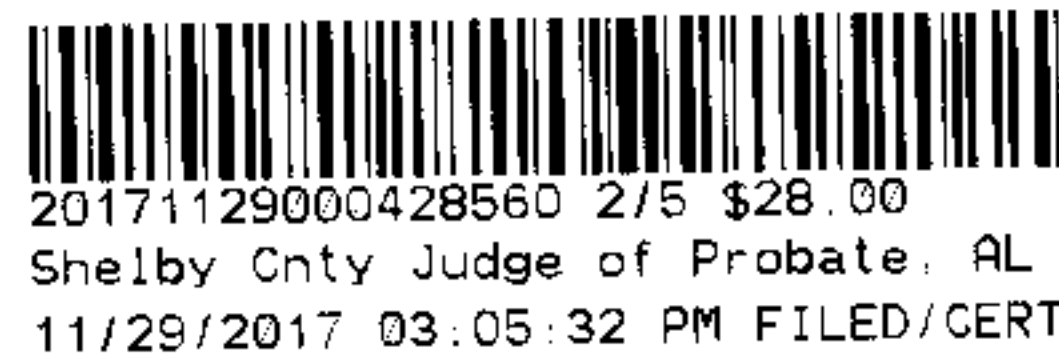
GRANTOR:

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
COUNTY OF SUFFOLK



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.

[NOTARIAL SEAL]

JOHN P. CALCAGNI
NOTARY PUBLIC, State of New York
No. 62-4862777
Qualified in Suffolk County
Commission Expires January 21, 2 018



Notary Public
My commission expires: 1/21/18

EXHIBIT "A"

PROPERTY

PARCEL 1 (300 Corporate Parkway)

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:

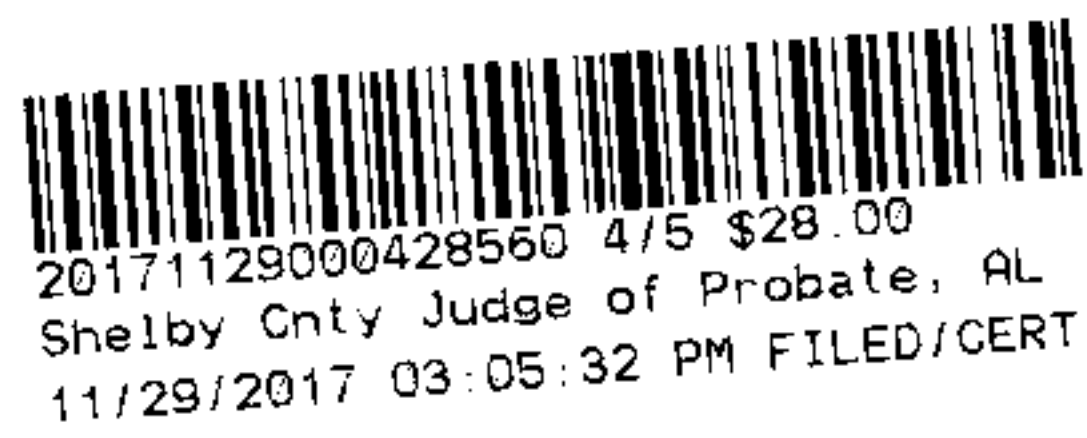
Commence at the Southeast corner of the S.W.1/4 of the S.E.1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama and run North 0°00' East (assumed) along the East line of said 1/4-1/4 section a distance of 1115.12 feet to a point on the Southeasterly right-of-way line of U. S. Highway #280; thence South 83°13'57" West along the Southeasterly right-of-way line of U. S. Highway #280 a distance of 2088.78 feet (2088.74 ft. measured) to the Northwesternmost 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 Northeasternmost corner of Lot 2 of said subdivision; thence South 12°44'50" East along the common boundary of said Lots 2 and 4 a distance of 349.64 feet to a point; thence South 30°56'15" East along the common boundary of said Lots 2 and 4 a distance of 410.59 feet (410.30 ft. measured) to the Southernmost corner of said Lot 4, said point being the POINT OF BEGINNING of the parcel herein described; thence North 48°40'59" East along the property boundary of said Lot 4 a distance of 338.00 feet (338.14 ft. measured) to a point; thence South 67°19'02" 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°47'46" and a chord bearing of South 0°56'09" 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°57'44" East along the right-of-way line of Corporate Parkway a distance of 150.00 feet (150.16 ft. measured) to the P.C. (point of curve) of a curve to the right having a radius of 240.00 feet, a central angle of 125°00'00" (124°59'37" measured) and a chord bearing of South 54°32'05" West; thence along the arc of said curve and the right-of-way line of Corporate Parkway a distance of 523.60 feet (523.57 ft. measured) 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°51'31" (10°51'19" measured) and a chord bearing of North 57°32'28" West; thence along the arc of said curve and the right-of-way line of Corporate Parkway a distance of 217.65 feet (217.88 ft. measured) to the P.T. (point of tangent) of said curve; thence tangent to said curve North 52°06'48" 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°41'53" East along the property boundary of said Lot 2 a distance of 237.30 feet to the POINT OF BEGINNING.



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Shelby Cnty Judge of Probate, AL
11/29/2017 03:05:32 PM FILED/CERT

TOGETHER WITH THE FOLLOWING EASEMENTS APPURTENANT TO PARCEL 1:

(i) that certain easement agreement dated as of March 6, 1989, by and among Daniel U.S. Properties Limited Partnership, Daniel Meadow Brook One Limited Partnership, and Daniel Meadow Brook IV Limited Partnership, as recorded in Book 229, Page 631, in the Office of the Judge of Probate of Shelby County, Alabama, and (ii) that certain Easement Agreement for Ingress and Egress dated as of March 6, 1989, by and between Daniel U.S. Properties Limited Partnership and Daniel Meadow Brook IV Limited Partnership, as recorded in Book 229, Page 641, in said Probate Office.



Real Estate Sales Validation Form

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

Grantor's Name Matrix Birmingham LLC
 Mailing Address 1201 Route 112
Port Jefferson Station
New York 11776

Grantee's Name MBN LLC
 Mailing Address 445 Bishop Street
Suite 100
Atlanta GA 30318

Property Address _____

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

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 ☐ Appraisal
☐ Sales Contract ☐ Other To clear Title
☐ Closing Statement

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 11-29-2017

Print _____

Unattested

Sign

Cif Auditor
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20171129000428560 5/5 \$28.00
 Shelby Cnty Judge of Probate, AL
 11/29/2017 03:05:32 PM FILED/CERT