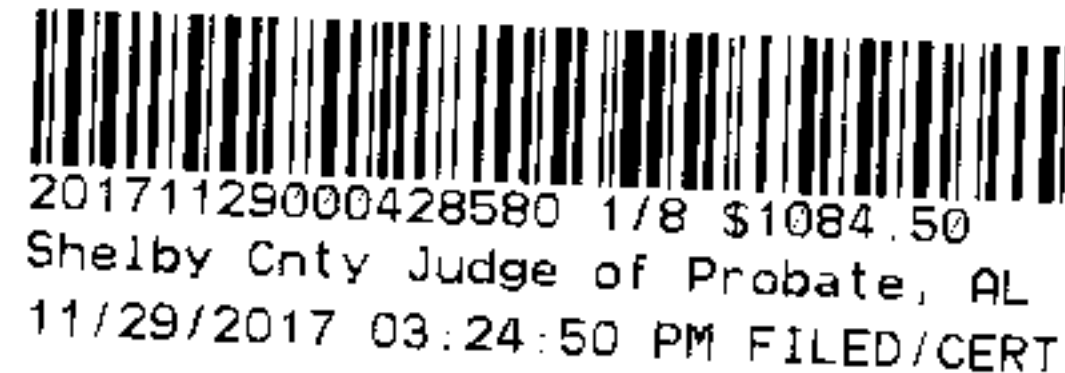


Montgage being applied
Simultaneously

Prepared by and Return to:

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



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 500-1200 Buildings, 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 500-1200 Buildings, LLC, 445 Bishop Street, Suite 100, Atlanta, Georgia 30318.


[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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


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By: _____

Name: Vincent Grillo

Title: Authorized Signatory

STATE OF NEW YORK)

:

SUFFOLK COUNTY)

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 018

Exhibit A
Property


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500 Corporate Parkway

LOT 2, 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 SOUTHWEST 1/4 OF THE SOUTHEAST 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 POINT OF BEGINNING; THENCE CONTINUE SOUTH 83 DEGREES 13 MINUTES 57 SECONDS WEST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #280 A DISTANCE OF 131.99 FEET TO A POINT; THENCE SOUTH 85 DEGREES 55 MINUTES 53 SECONDS WEST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #280 A DISTANCE OF 29.50 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 3, MEADOW BROOK CORPORATE PARK SOUTH PHASE II, AS RECORDED IN MAP BOOK 12, PAGE 10 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE SOUTH 2 DEGREES 59 MINUTES 04 SECONDS EAST ALONG THE PROPERTY BOUNDARY OF SAID LOT 3 A DISTANCE OF 76.61 FEET TO A POINT; THENCE SOUTH 42 DEGREES 56 MINUTES 25 SECONDS WEST ALONG THE PROPERTY BOUNDARY OF SAID LOT 3 A DISTANCE OF 118.96 FEET TO A POINT; THENCE SOUTH 24 DEGREES 56 MINUTES 21 SECONDS WEST ALONG THE PROPERTY BOUNDARY OF SAID LOT 3 A DISTANCE OF 102.08 FEET TO A POINT; THENCE NORTH 73 DEGREES 49 MINUTES 03 SECONDS WEST ALONG THE PROPERTY BOUNDARY OF SAID LOT 3 A DISTANCE OF 172.38 FEET TO A POINT; THENCE SOUTH 15 DEGREES 33 MINUTES 08 SECONDS WEST ALONG THE PROPERTY BOUNDARY OF SAID LOT 3 A DISTANCE OF 53.70 FEET TO A POINT; THENCE SOUTH 65 DEGREES 56 MINUTES 15 SECONDS WEST ALONG THE PROPERTY BOUNDARY OF SAID LOT 3 A DISTANCE OF 80.92 FEET TO A POINT; THENCE NORTH 80 DEGREES 03 MINUTES WEST ALONG THE PROPERTY BOUNDARY OF SAID LOT 3 A DISTANCE OF 43.53 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MEADOW BROOK DRIVE, SAID POINT ALSO LYING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 724.15 FEET, A CENTRAL ANGLE OF 16 DEGREES 03 MINUTES 04 SECONDS AND A CHORD BEARING OF SOUTH 15 DEGREES 39 MINUTES 59 SECONDS WEST; THENCE ALONG THE ARC OF SAID CURVE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MEADOW BROOK DRIVE A DISTANCE OF 202.87 FEET TO THE NORTHERNMOST CORNER OF LOT 1 OF SAID MEADOW BROOK CORPORATE PARK SOUTH PHASE II; THENCE SOUTH 66 DEGREES 13 MINUTES 43 SECONDS EAST ALONG THE PROPERTY BOUNDARY OF SAID LOT 1 A DISTANCE OF 49.59 FEET TO A POINT; THENCE SOUTH 6 DEGREES 04 MINUTES 09 SECONDS EAST ALONG THE PROPERTY BOUNDARY OF SAID LOT 1 A DISTANCE OF 196.54 FEET TO A POINT; THENCE SOUTH 17 DEGREES 11 MINUTES 22 SECONDS EAST ALONG THE PROPERTY BOUNDARY OF SAID LOT 1 A DISTANCE OF 94.02 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CORPORATE PARKWAY; THENCE NORTH 71 DEGREES 36 MINUTES 10 SECONDS EAST ALONG THE RIGHT-OF-WAY LINE OF CORPORATE PARKWAY A DISTANCE OF 184.57 FEET TO THE P.C. (POINT OF CURVE) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 56 DEGREES 17 MINUTES AND A CHORD BEARING OF SOUTH 80 DEGREES 15 MINUTES 18 SECONDS EAST; THENCE ALONG THE ARC OF SAID CURVE AND THE RIGHT-OF-WAY LINE OF CORPORATE PARKWAY A DISTANCE OF 451.87 FEET TO THE P.T. (POINT OF TANGENT) OF SAID CURVE; THENCE TANGENT TO SAID CURVE SOUTH 52 DEGREES 06 MINUTES 46 SECONDS EAST ALONG THE RIGHT-OF-WAY LINE OF CORPORATE PARKWAY A DISTANCE OF 124.95 FEET TO A POINT, SAID POINT BEING THE WESTERNMOST CORNER OF LOT 5 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 5 A DISTANCE OF 237.30 FEET TO THE SOUTHERNMOST CORNER OF LOT 4 OF SAID MEADOW BROOK CORPORATE PARK SOUTH PHASE II; THENCE NORTH 30 DEGREES 56 MINUTES 48 SECONDS WEST ALONG THE PROPERTY BOUNDARY OF SAID LOT 4 A DISTANCE OF 410.33 FEET TO A POINT; THENCE NORTH 12 DEGREES 44 MINUTES 50 SECONDS WEST ALONG THE PROPERTY BOUNDARY OF SAID LOT 4 A DISTANCE OF 349.64 FEET TO THE POINT OF BEGINNING.

1200 Corporate Drive

LOT 1, ACCORDING TO THE MAP AND SURVEY OF MEADOW BROOK CORPORATE PARK SOUTH, PHASE

I, AS RECORDED IN MAP BOOK 11, PAGE 72 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA;
BEING SITUATED IN 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 A DISTANCE OF 877.24 FEET ALONG THE
SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #280 TO ITS INTERSECTION WITH THE
EASTERLY RIGHT-OF-WAY LINE OF CORPORATE PARKWAY; THENCE SOUTH 6 DEGREES 44 MINUTES
08 SECONDS EAST A DISTANCE OF 19.02 FEET ALONG THE RIGHT-OF-WAY LINE OF CORPORATE
PARKWAY TO THE P.C. (POINT OF CURVE) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 850.00
FEET, A CENTRAL ANGLE OF 8 DEGREES 43 MINUTES 02 SECONDS AND A CHORD BEARING OF SOUTH
2 DEGREES 22 MINUTES 37 SECONDS EAST; THENCE ALONG THE ARC OF SAID CURVE AND THE
RIGHT-OF-WAY LINE OF CORPORATE PARKWAY A DISTANCE OF 129.32 FEET TO A POINT; THENCE
NORTH 88 DEGREES 01 MINUTES 06 SECONDS WEST ALONG THE RIGHT-OF-WAY LINE OF CORPORATE
PARKWAY A DISTANCE OF 8.50 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF
496.50 FEET, A CENTRAL ANGLE OF 38 DEGREES 18 MINUTES 40 SECONDS AND A CHORD BEARING OF
SOUTH 21 DEGREES 08 MINUTES 14 SECONDS WEST; THENCE ALONG THE ARC OF SAID CURVE AND
THE RIGHT-OF-WAY LINE OF CORPORATE PARKWAY A DISTANCE OF 331.99 FEET TO A POINT;
THENCE SOUTH 49 DEGREES 42 MINUTES 26 SECONDS EAST ALONG THE RIGHT-OF-WAY LINE OF
CORPORATE PARKWAY A DISTANCE OF 8.50 FEET TO A POINT; THENCE SOUTH 40 DEGREES 17
MINUTES 34 SECONDS WEST ALONG THE RIGHT-OF-WAY LINE OF CORPORATE PARKWAY A DISTANCE
OF 68.74 FEET TO THE POINT OF INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF
CORPORATE DRIVE, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN
DESCRIBED; THENCE CONTINUE SOUTH 40 DEGREES 17 MINUTES 34 SECONDS WEST ALONG THE
RIGHT-OF-WAY LINE OF CORPORATE PARKWAY A DISTANCE OF 126.26 FEET TO THE P.C. (POINT OF
CURVE) OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 38
DEGREES 57 MINUTES 06 SECONDS AND A CHORD BEARING OF SOUTH 20 DEGREES 49 MINUTES 01
SECONDS WEST; THENCE ALONG THE ARC OF SAID CURVE AND THE RIGHT-OF-WAY LINE OF
CORPORATE PARKWAY A DISTANCE OF 156.36 FEET TO THE P.T. (POINT OF TANGENT) OF SAID
CURVE; THENCE TANGENT TO SAID CURVE SOUTH 1 DEGREES 20 MINUTES 28 SECONDS WEST ALONG
THE RIGHT-OF-WAY LINE OF CORPORATE PARKWAY A DISTANCE OF 230.53 FEET TO THE P.C. (POINT
OF CURVE) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 373.84 FEET, A CENTRAL ANGLE OF 34
DEGREES 32 MINUTES 50 SECONDS AND A CHORD BEARING OF SOUTH 18 DEGREES 36 MINUTES 53
SECONDS WEST; THENCE ALONG THE ARC OF SAID CURVE AND THE RIGHT-OF-WAY LINE OF
CORPORATE PARKWAY A DISTANCE OF 225.41 FEET TO A POINT, SAID POINT BEING THE
NORTHWESTERLY CORNER OF LOT 11-C, MEADOW BROOK CORPORATE PARK SOUTH PHASE II
RESURVEY OF LOT 11, AS RECORDED IN MAP BOOK 13, PAGE 82 IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA; THENCE SOUTH 66 DEGREES 40 MINUTES 05 SECONDS EAST ALONG THE
PROPERTY BOUNDARY OF SAID LOT 11-C A DISTANCE OF 34.21 FEET TO THE P.C. (POINT OF CURVE)
OF A CURVE TO THE LEFT HAVING A RADIUS OF 125.02 FEET, A CENTRAL ANGLE OF 52 DEGREES 11
MINUTES 16 SECONDS AND A CHORD BEARING OF NORTH 87 DEGREES 14 MINUTES 17 SECONDS
EAST; THENCE ALONG THE ARC OF SAID CURVE AND THE PROPERTY BOUNDARY OF SAID LOT 11-C A
DISTANCE OF 113.87 FEET TO THE P.C.C. (POINT OF COMPOUND CURVE) OF A CURVE TO THE LEFT
HAVING A RADIUS OF 227.76 FEET, A CENTRAL ANGLE OF 4 DEGREES 55 MINUTES 10 SECONDS AND A
CHORD BEARING OF NORTH 58 DEGREES 41 MINUTES 04 SECONDS EAST; THENCE ALONG THE ARC
OF SAID CURVE AND THE PROPERTY BOUNDARY OF SAID LOT 11-C A DISTANCE OF 19.56 FEET TO A
POINT; THENCE NORTH 83 DEGREES 01 MINUTES 13 SECONDS EAST ALONG THE PROPERTY
BOUNDARY OF SAID LOT 11-C A DISTANCE OF 67.87 FEET TO THE NORTHERNMOST CORNER OF LOT
11-C, SAID POINT LYING ALONG THE BOUNDARY OF LAKE "E", SAID POINT ALSO LYING ON A CURVE
TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 76 DEGREES 00 MINUTES 05
SECONDS AND A CHORD BEARING OF NORTH 55 DEGREES 09 MINUTES 48 SECONDS EAST; THENCE
ALONG THE ARC OF SAID CURVE AND THE BOUNDARY OF SAID LAKE A DISTANCE OF 159.18 FEET TO
THE P.T. (POINT OF TANGENT) OF SAID CURVE; THENCE TANGENT TO SAID CURVE SOUTH 86
DEGREES 50 MINUTES 10 SECONDS EAST ALONG THE BOUNDARY OF SAID LAKE A DISTANCE OF 93.53
FEET TO THE P.C. (POINT OF CURVE) OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A
CENTRAL ANGLE OF 81 DEGREES 02 MINUTES 03 SECONDS AND A CHORD BEARING OF NORTH 52




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DEGREES 38 MINUTES 49 SECONDS EAST; THENCE ALONG THE ARC OF SAID CURVE AND THE BOUNDARY OF SAID LAKE A DISTANCE OF 353.58 FEET TO THE P.T. (POINT OF TANGENT) OF SAID CURVE; THENCE TANGENT TO SAID CURVE NORTH 12 DEGREES 07 MINUTES 48 SECONDS EAST ALONG THE BOUNDARY OF SAID LAKE A DISTANCE OF 42.92 FEET TO THE P.C. (POINT OF CURVE) OF A CURVE TO THE LEFT HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 39 MINUTES 54 SECONDS AND A CHORD BEARING OF NORTH 00 DEGREES 17 MINUTES 51 SECONDS EAST; THENCE ALONG THE ARC OF SAID CURVE AND THE BOUNDARY OF SAID LAKE A DISTANCE OF 161.08 FEET TO THE P.T. (POINT OF TANGENT) OF SAID CURVE; THENCE TANGENT TO SAID CURVE NORTH 11 DEGREES 32 MINUTES 06 SECONDS WEST ALONG THE BOUNDARY OF SAID LAKE A DISTANCE OF 23.19 FEET TO THE P.C. (POINT OF CURVE) OF A CURVE TO THE LEFT HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 3 DEGREES 05 MINUTES 17 SECONDS AND A CHORD BEARING OF NORTH 13 DEGREES 04 MINUTES 45 SECONDS WEST; THENCE ALONG THE ARC OF SAID CURVE AND THE BOUNDARY OF SAID LAKE A DISTANCE OF 7.82 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORPORATE DRIVE; THENCE SOUTH 83 DEGREES 16 MINUTES 55 SECONDS WEST ALONG THE RIGHT-OF-WAY LINE OF CORPORATE DRIVE A DISTANCE OF 63.77 FEET TO THE P.C. (POINT OF CURVE) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 338.21 FEET, A CENTRAL ANGLE OF 36 DEGREES 53 MINUTES 28 SECONDS AND A CHORD BEARING OF NORTH 78 DEGREES 16 MINUTES 21 SECONDS WEST; THENCE ALONG THE ARC OF SAID CURVE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CORPORATE DRIVE A DISTANCE OF 217.76 FEET TO THE P.T. (POINT OF TANGENT) OF SAID CURVE; THENCE TANGENT TO SAID CURVE NORTH 59 DEGREES 49 MINUTES 34 SECONDS WEST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CORPORATE DRIVE A DISTANCE OF 250.26 FEET TO THE POINT OF BEGINNING.




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Exhibit B
Permitted Exceptions


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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. Easement to South Central Bell Telephone Company as shown by instrument recorded in Deed Book 299, Page 703, as approximately shown on the Survey of Lots 2, 4 and 5, Meadow Brook Corporate Park South, Phase II, dated November 20, 2017, prepared by Joseph F. Breighner, Jr., Ala. License No. 17518 (the "Survey of Lots 2, 4 and 5"). (Affects Lot 2 only).
4. Transmission Line Permit to Alabama Power Company as shown by instruments recorded in Real Record 120, Page 537, as approximately shown on the Survey of Lots 2, 4 and 5 ((Affects Lot 2 only)); Real 75, Page 634, as approximately shown on the Survey of Lot 1, Meadow Brook Corporate Park South, Phase I, dated November 20, 2017, prepared by Joseph F. Breighner, Jr., Ala. License No. 17518 (the "Survey of Lot 1") (Affects Lot 1 only); Real Book 167, Page 361, as approximately shown on the Survey of Lot 1 (Affects Lot 1 only).
5. 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. (Affects Lot 2 only).
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, and as approximately as shown on the Survey of Lots 2, 4 and 5. (Affects Lot 2 only).
7. The following easements as set out on recorded plat recorded in Plat Book 12, Page 10: fifteen foot (15') storm drainage easement, and as approximately shown on the Survey of Lots 2, 4 and 5 (Affects Lot 2 only).; ten foot (10') South Central Bell easement, and as approximately shown on the Survey of Lots 2, 4 and 5 (Affects Lot 2 only); twenty foot (20') sanitary sewer easement, as approximately shown on the Survey of Lot 1. (Affects Lot 1 only).
8. The following easements as set out on recorded plat recorded in Plat Book 11, Page 72: fifteen foot (15') sanitary sewer easement; including fifteen foot (15') storm sewer easement, as approximately shown on the Survey. (Affects Lot 1 only).
9. The non-beneficial terms and provisions of the "Sewer Line Easement Agreement" dated July 27, 1999, recorded as Inst. #1999-31558, and as approximately shown on the Survey of Lot 1. (Affects Lot 1 only).

10. 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, and as affected by Assignment of Developers Rights recorded in Instrument #2001-35829.
11. Rights of tenants as tenants only without a right of first refusal or option(s) to purchase all or any portion of the land.
12. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by the Survey of Lot 1 and the Survey of Lots 2, 4 and 5: (A) Sign at northeast section of Lot 1 crosses into Corporate Drive Right of Way by a distance maximum of 5.0 feet; (B) Sign at southwest section of Lot 2 crosses into lands of others by a distance maximum of 2.0 feet; (C) Water Vault at east section of Lot 1 is without benefit of easement; and (D) Overhead power line, poles and guy anchors at west section of Lot 2 are without benefit of easement.


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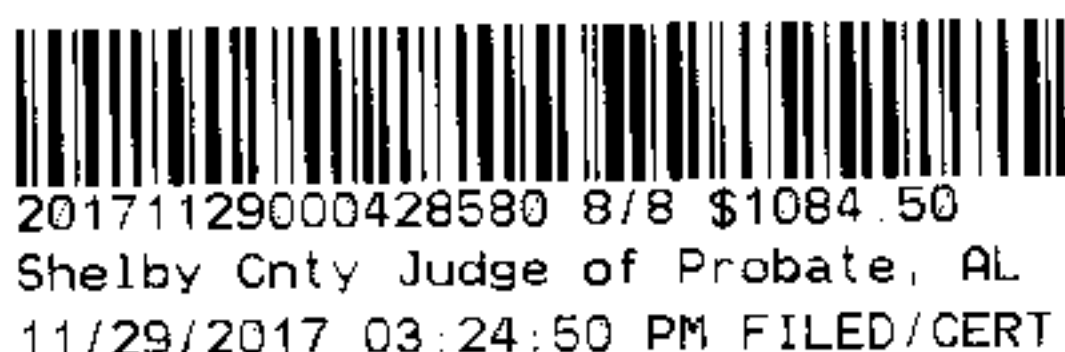
Real Estate Sales Validation Form

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

Grantor's Name Matrix Birmingham, LLC Grantee's Name MBN 500-1200 Buildings, LLC
Mailing Address c/o Matrix Realty Group Mailing Address c/o SDM Partners, LLC
1201 Route 112 445 Bishop St. NW, Ste. 100
Port Jefferson Station, NY Atlanta, GA 30318
Att: Vincent Grillo, COO ¹¹⁷⁷⁶ Attn: Steven D. Martin
Property Address 500 Corporate Parkway Date of Sale November 21, 2017
Hoover, AL 35242 Total Purchase Price 16348500.00
1200 Corporate Drive \$ or
Hoover, AL 35242 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
☒ 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 11/20/17

Print

Vincent Grillo

Unattested

[Signature]
(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one