


THIS INSTRUMENT WAS PREPARED BY:

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



20171129000428590 1/7 \$34.00
Shelby Cnty Judge of Probate, AL
11/29/2017 03:24:51 PM FILED/CERT

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 500-1200 Buildings, 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 29th day of November, 2017.

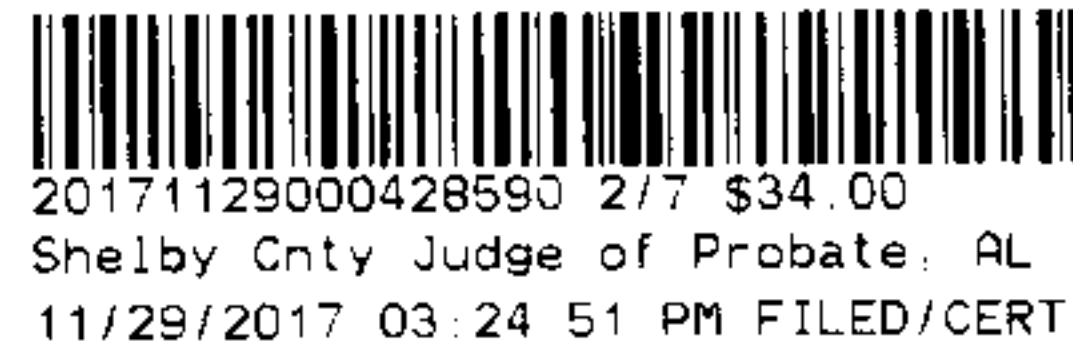
GRANTOR:

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]


Notary Public
My commission expires: 1/21/18

JOHN P. CALCAGNI
NOTARY PUBLIC, State of New York
No. 52-4882777
Qualified in Suffolk County
Commission Expires January 21, 2 018

EXHIBIT "A"

PROPERTY

PARCEL 1 (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 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 POINT OF BEGINNING; thence continue South 83°13'57" 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°55'53" 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°59'03" East along the property boundary of said Lot 3 a distance of 76.61 feet to a point; thence South 42°56'27" West along the property boundary of said Lot 3 a distance of 118.96 feet to a point; thence South 24°56'23" West along the property boundary of said Lot 3 a distance of 102.26 feet (102.08 ft. measured) to a point; thence North 73°49'01" West along the property boundary of said Lot 3 a distance of 172.38 feet (172.34 ft. measured) to a point; thence South 15°33'08" West along the Property boundary of said Lot 3 a distance of 53.70 feet to a point; thence South 65°56'15" West along the property boundary of said Lot 3 a distance of 80.92 feet to a point; thence North 80°03' 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 Road, said point also lying on a curve to the right having a radius of 724.15 feet, a central angle of 16°03'04" and a chord bearing of South 15°39'59" West; thence along the arc of said curve and the Southeasterly right-of-way line of Meadow Brook Road 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°13'43" East along the property boundary of said Lot 1 a distance of 49.70 feet (49.59 ft. measured) to a point; thence South 6°02'18" East along the property boundary of said Lot 1 a distance of 196.54 feet to a point; thence South 17°11'24" 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°36'08" East along the right-of-way line of Corporate Parkway a distance of 184.65 feet (184.57 ft. measured) 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°17'04" and a chord bearing of South 80°15'20" 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°06'48" East along the right-of-way line of Corporate Parkway a distance of 125.00 feet (124.95 ft. measured) to a point, said point being the Westernmost corner of Lot 5 of said Meadow

Brook Corporate Park South Phase II; thence North 31°41'53" 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°56'15" West along the property boundary of said Lot 4 a distance of 410.59 feet (410.30 ft. measured) to a point; thence North 12°44'50" West along the property boundary of said Lot 4 a distance of 349.64 feet to the POINT OF BEGINNING.

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.

PARCEL 2 (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°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 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°44'08" 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°43'02" and a chord bearing of South 2°22'37" 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°01'06" 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°18'40" and a chord bearing of South 21°08'14" 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°42'26" East along the right-of-way line of Corporate Parkway a distance of 8.50 feet to a point; thence South 40°17'34" 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°17'34" West along the right-of-way line of Corporate Parkway a distance of 126.19 feet (126.26 ft. measured) to the P.C. (point of curve) of a curve to the left having a radius of 230.00 feet,

a central angle of $38^{\circ}58'20''$ ($38^{\circ}57'06''$ measured) and a chord bearing of South $20^{\circ}49'01''$ West; thence along the arc of said curve and the right-of-way line of Corporate Parkway a distance of 156.44 feet (156.36 ft. measured) to the P.T. (point of tangent) of said curve; thence tangent to said curve South $1^{\circ}20'28''$ 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 $34^{\circ}32'58''$ ($34^{\circ}32'50''$ measured) and a chord bearing of South $18^{\circ}36'53''$ West; thence along the arc of said curve and the right-of-way line of Corporate Parkway a distance of 225.43 feet (225.41 ft. measured) to a point, said point being the Northwestern corner of Lot 11C-1, Meadow Brook Corporate Park South Phase II Resurvey of Lot 11C, as recorded in Map Book 34, Page 65 in the Probate Office of Shelby County, Alabama; thence South $66^{\circ}40'05''$ East along the property boundary of said Lot 11C-1 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 $52^{\circ}00'00''$ ($52^{\circ}11'16''$ measured) and a chord bearing of North $87^{\circ}14'17''$ East; thence along the arc of said curve and the property boundary of said Lot 11C-1 and Lot 11C-2 a distance of 113.46 feet (113.87 ft. measured) 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 $4^{\circ}54'36''$ ($4^{\circ}55'10''$ measured) and a chord bearing of North $58^{\circ}41'04''$ East; thence along the arc of said curve and the property boundary of said Lot 11C-2 a distance of 19.52 feet (19.56 ft. measured) to a point; thence North $83^{\circ}01'13''$ East along the property boundary of said Lot 11C-2 a distance of 67.87 feet to the Northernmost corner of Lot 11C-2, said point lying along the boundary of Lot "E", 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 lying on a curve to the right having a radius of 120.00 feet, a central angle of $76^{\circ}23'56''$ ($76^{\circ}00'05''$ measured) and a chord bearing of North $55^{\circ}09'48''$ East; thence along the arc of said curve and the boundary of said Lot "E" a distance of 160.01 feet (159.18 ft. measured) to the P.T. (point of tangent) of said curve; thence tangent to said curve South $86^{\circ}50'10''$ East along the boundary of said Lot "E" 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 $81^{\circ}02'03''$ and a chord bearing of North $52^{\circ}38'49''$ East; thence along the arc of said curve and the boundary of said Lot "E" a distance of 353.58 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve North $12^{\circ}07'48''$ East along the boundary of said Lot "E" 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 $23^{\circ}39'54''$ and a chord bearing of North $0^{\circ}17'51''$ East; thence along the arc of said curve and the boundary of said Lot "E" a distance of 161.08 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve North $11^{\circ}32'06''$ West along the boundary of said Lot "E" 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 $3^{\circ}05'17''$ and a chord bearing of North $13^{\circ}04'45''$ West; thence along the arc of said curve and the boundary of said Lot "E" a distance of 7.82 feet to a point on the Southerly right-of-way line of Corporate Drive; thence South $83^{\circ}16'55''$ 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 $36^{\circ}52'49''$ ($36^{\circ}53'28''$ measured) and a chord bearing of North $78^{\circ}16'21''$ West; thence along the arc of said curve and the Southwesterly right-of-way line of Corporate Drive a distance of 217.70 feet (217.76 ft. measured) to the P.T. (point of tangent) of said curve; thence

tangent to said curve North 59°49'34" West along the Southwesterly right-of-way line of Corporate Drive a distance of 250.33 feet (250.26 ft. measured) to the POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING EASEMENT APPURTENANT TO PARCEL 2:

A permanent, perpetual, non-exclusive 20 foot easement: for constructing, installing, maintaining and replacing the sanitary sewer easement as set out in the "Sewer Line Easement Agreement dated July 27, 1999 by and between Daniel U.S. Properties Limited Partnership II, an Alabama limited partnership, and Meadow Brook North, L.L.C., a Delaware limited liability company", subject to the non-beneficial terms and provisions set out in said Instrument, over, across, through, upon and under the following described property:

A parcel of land situated in the N.W. 1/4 of the N.E. 1/4 of Section 6, Township 19 South, Range 1 West, Shelby County, Alabama, being a 20 foot sanitary sewer easement located 10 feet on either side of the following described centerline:

Commence at the Westernmost corner of Lot 1, Meadow Brook Corporate Park South, Phase I, as recorded in Map Book 11, Page 72 in the Probate Office of Shelby County, Alabama and run South 66°40'05" East along the property boundary of said Lot 1 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°00'00" (52°11'16" measured) and a chord bearing of North 87°14'17" East; thence along the arc of said curve and the property boundary of said Lot 1 a distance of 113.46 feet (113.87 ft. measured) 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°54'36" (4°55'10" measured) and a chord bearing of North 58°41'04" East; thence along the arc of said curve and the property boundary of said Lot 1 a distance of 19.52 feet (19.56 ft. measured) to a point; thence North 83°01'13" East along the property boundary of said Lot 1 a distance of 33.03 feet to a point on a curve to the left having a radius of 127.07 feet, a central angle of 29°50'31" and a chord bearing of South 3°49'04" East, said point being the POINT OF BEGINNING of the centerline of said 20 foot sanitary sewer easement; thence along the arc of the last described curve and the centerline of said 20 foot sanitary sewer easement a distance of 66.18 feet to the POINT OF ENDING, being situated in Shelby County, Alabama.



20171129000428590 6/7 \$34.00
Shelby Cnty Judge of Probate, AL
11/29/2017 03:24:51 PM FILED/CERT

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 11774

Grantee's Name MBN 500-1200 Buildings 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 \$ _____



20171129000428590 7/7 \$34.00
Shelby Cnty Judge of Probate, AL
11/29/2017 03:24:51 PM FILED/CERT

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

(verified by)

Sign

Cindy Anderson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1