

Instrument Prepared By:
William C. ("Beau") Byrd, II, Esq.
Bradley Arant Boult Cummings LLP
One Federal Place
1819 5th Avenue North
Birmingham, Alabama 35203

Send Tax Notice to:
Software Guys 2.0, LLC
Post Office Box 43200
Birmingham, Alabama 35243

*mortgage being applied
simultaneously*

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is 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 Software Guys 2.0, LLC, an Alabama limited liability company ("**Grantee**"), whose address is 2550 Acton Road, Birmingham, Alabama 35243.


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.

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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

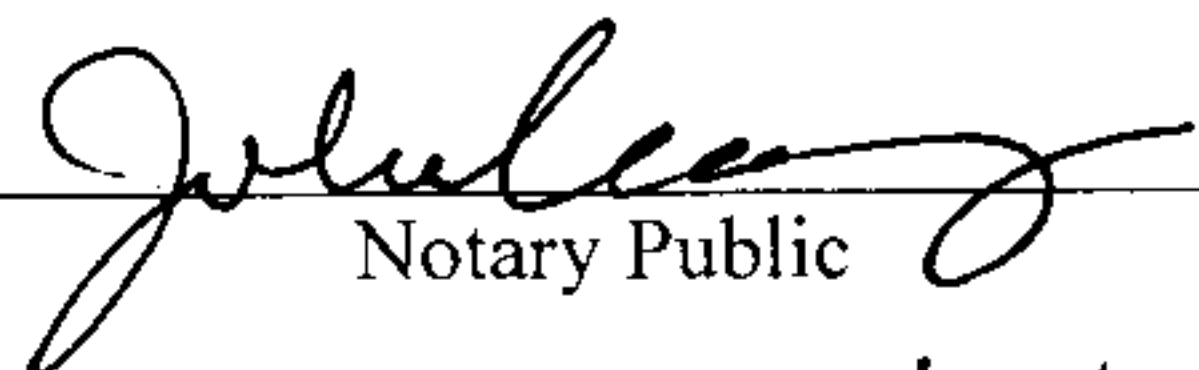
By: MATRIX BIRMINGHAM I, LLC,
a Delaware limited liability company,
its sole member

By: 
Name: Vincent Grillo
Title: Authorized Signatory

STATE OF NEW YORK)
 :
SUFFOLK COUNTY)

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 *dlf*




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Exhibit A-
The Property

PARCEL 1 (Building 100 – Fee Simple)

Lot 4, 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 1634.70 feet 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 454.08 feet (454.04 ft measured) to a point, said point being the Northeasterly corner of Lot 2, 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 12°44'50" East along the property boundary of said Lot 2 a distance of 349.64 feet to a point; thence South 30°56'15" East along the property boundary of said Lot 2 a distance of 410.59 feet (410.30 ft measured) to the Easternmost corner of said Lot 2, said point lying on the Northwesternly boundary of Lot 5, of said Meadow Brook Corporate Park South Phase II; thence North 48°40'59" East along the property boundary of said Lot 5 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 5 a distance of 155.00 feet to the Southwesternmost corner of Lot "B" of said Meadow Brook Corporate Park South Phase II; thence North 17°08'48" East along the property boundary of said Lot "B" a distance of 271.26 feet to a point on a curve to the right having a radius of 79.00 feet, a central angle of 44°46'15" and a chord bearing of North 31°42'30" West; thence along the arc of said curve and the property boundary of said Lot "B" a distance of 61.73 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve North 9°19'22" West along the property boundary of said Lot "B" a distance of 6.32 feet to the P.C. (point of curve) of a curve to the left having a radius of 166.73 feet, a central angle of 31°56'11" and a chord bearing of North 25°17'28" West; thence along the arc of said curve and the property boundary of said Lot "B" a distance of 92.94 feet to the P.R.C. (point of reverse curve) of a curve to the right having a radius of 104.23 feet, a central angle of 69°10'29" (69°19'18" measured) and a chord bearing of North 6°35'54" West; thence along the arc of said curve and the property boundary of said Lot "B" and a distance of 125.84 feet (126.11 ft measured) to a point; thence South 82°52'26" West along the property boundary of said Lot "B" a distance of 219.00 feet (218.94 ft measured) to a point; thence North 7°06'37" West along the property boundary of said Lot "B" a distance of 93.57 feet (93.53 ft measured) to the POINT OF BEGINNING.


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PARCEL 2 (Easement)

TOGETHER WITH THE FOLLOWING 60 FOOT PERMANENT, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ACROSS A PORTION OF LOT B, 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, WHICH IS 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; thence Northerly along the East line of said 1/4-1/4 section a distance of 1115.12 feet to the point of intersection of said East line with the Southerly right-of-way line of U.S. Highway No. 280; thence $96^{\circ}46'03''$ to the left in a Southwesterly direction along said highway right-of-way line a distance of 1634.70 feet to a point; thence $90^{\circ}20'30''$ ($90^{\circ}20'34''$ measured) to the left in a Southerly direction a distance of 93.57 feet (93.53 ft measured) to a point; thence $90^{\circ}00'00''$ ($90^{\circ}00'57''$ measured) to the left in an Easterly direction a distance of 219.00 feet (218.94 ft measured) to a point, said point being on a curve to the left having a radius of 104.23 feet and a central angle of $69^{\circ}10'29''$ ($69^{\circ}19'18''$ measured); thence $125^{\circ}11'31''$ ($125^{\circ}11'19''$ measured) to the right (angle measured to tangent) and along the arc of said curve a distance of 125.84 feet (126.11 ft measured) to the P.R.C. (point of reverse curve) of a curve to the right having a radius of 166.73 feet and a central angle of $31^{\circ}56'11''$; thence along the arc of said curve a distance of 92.94 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Southerly direction a distance of 6.32 feet to the P.C. (point of curve) of a curve to the left having a radius of 79.00 feet and a central angle of $44^{\circ}46'15''$; thence along the arc of said curve a distance of 61.73 feet to a point; thence $71^{\circ}03'07''$ ($71^{\circ}14'25''$ measured) to the right (angle measured to tangent) in a Southwesterly direction a distance of 210.98 feet to the POINT OF BEGINNING; thence $84^{\circ}26'03''$ to the left in a Southeasterly direction a distance of 71.55 feet to a point on the Northwesternly line of Corporate Parkway, said point being on a curve to the left having a radius of 385.00 feet and a central angle of $9^{\circ}02'$; thence $86^{\circ}11'20''$ to the right (angle measured to tangent) in a Southwesterly direction along the Northwesternly line of Corporate Parkway and along the arc of said curve a distance of 60.70 feet to a point; thence $102^{\circ}50'56''$ to the right (angle measured to tangent) in a Northwesternly direction a distance of 74.49 feet to a point; thence $84^{\circ}27'50''$ to the right in a Northeasterly direction a distance of 60.28 feet to the POINT OF BEGINNING; being situated in Shelby County, Alabama.

TOGETHER WITH THE FOLLOWING PERMANENT, NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL A OVER THE FOLLOWING DESCRIBED REAL ESTATE FOR THE PURPOSE OF INSTALLING UNDERGROUND SEWER LINES, TO-WIT:

A 15 foot wide easement for sanitary sewer across Lot B created pursuant to a Sewer Line Easement Agreement dated September 28, 1989, and recorded in Book 258, page 800 and also recorded in the Map of Meadow Brook Corporate Park South, Phase II, as recorded in Map Book 12, Page 10 in the Probate Office of Shelby County, Alabama, said easement also being

described by metes and bounds and lying 7.50 feet on each side of a centerline being located 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; thence Northerly along the East line of said 1/4-1/4 section a distance of 1115.12 feet to the point of intersection of said East line with the Southerly right-of-way line of U.S. Highway #280; thence $96^{\circ}46'03''$ to the left in a Southwesterly direction along said highway right-of-way line a distance of 1634.70 feet to a point; thence $90^{\circ}20'30''$ ($90^{\circ}20'34''$ measured) to the left in a Southerly direction a distance of 93.57 feet (93.53 ft measured) to a point; thence $90^{\circ}00'00''$ ($90^{\circ}00'57''$ measured) to the left in an Easterly direction a distance of 219.00 feet (218.94 ft measured) to a point, said point being on a curve to the left having a radius of 104.23 feet and a central angle of $69^{\circ}10'29''$ ($69^{\circ}19'18''$ measured); thence $125^{\circ}11'31''$ ($125^{\circ}11'19''$ measured) to the right (angle measured to tangent) and along the arc of said curve a distance of 125.84 feet (126.11 ft measured) to the P.R.C. (point of reverse curve) of a curve to the right having a radius of 166.73 feet and a central angle of $31^{\circ}56'11''$; thence along the arc of said curve a distance of 92.94 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Southerly direction a distance of 6.32 feet to the P.C. (point of curve of a curve to the left having a radius of 79.00 feet and a central angle of $44^{\circ}46'15''$ thence along the arc of said curve a distance of 61.73 feet to a point; thence $71^{\circ}03'07''$ ($71^{\circ}14'25''$ measured) to the right (angle measured to tangent) in a Southwesterly direction a distance of 86.00 feet to the POINT OF BEGINNING; thence $84^{\circ}26'03''$ to the left in a Southeasterly direction a distance of 98.00 feet, more or less, to a point on the Northwesterly line of Corporate Parkway, said point being the POINT OF ENDING of said centerline.



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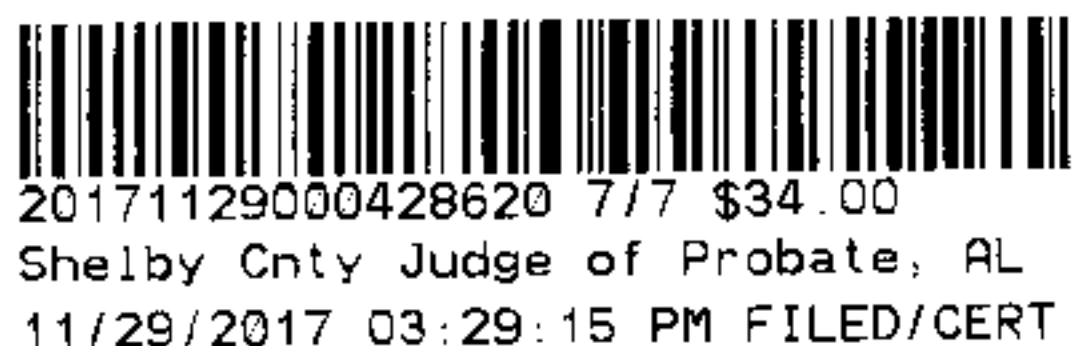
Exhibit B
Permitted Exceptions

1. Real property taxes and assessments for the year 2018, and subsequent years, not yet due and payable.
2. Easement to South Central Bell Telephone Company as shown by instrument recorded in Deed Book 299, Page 703.
3. Transmission Line Permit to Alabama Power Company as shown by instruments recorded in Real 75, Page 634.
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 Sewer Line Easement Agreement, including rights of others to use thereof, as recorded in Real Record 258, Page 800.
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.
7. Non-beneficial terms and conditions of easements as set out on recorded plat recorded in Map Book 12, Page 10.
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; 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. #19992935 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.

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 Software Guys 2.0, LLC
Mailing Address c/o Matrix Realty Group Mailing Address 2550 Acton Road
1201 Route 112 Birmingham, AL 35243
Port Jefferson Station, NY
Att: Vincent Grillo, COO ¹¹⁷⁷⁶
Property Address 100 Corporate Parkway Date of Sale November 21, 2017
Hoover, AL 35242 Total Purchase Price 11,000,000.00
\$ 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
☒ 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