

THIS DOCUMENT PREPARED BY:
Jerry McCune
P. O. Box 26610
Kansas City, MO 64196

\$319,000.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration, to the undersigned grantor, LA PETITE ACADEMY, INC., a Delaware corporation, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto R.I.C. PROPERTIES, LTD., REALTY INCOME CORPORATION, General Partner, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 1, Riverchase Properties, First Addition to Riverchase as recorded in Map Book 8, Page 132, in the Probate Office of Shelby County, Alabama.

Such Land is conveyed subject to the following:

1. Varying easement on southeast as shown by recorded map.
2. Mineral and mining rights and rights incident thereto recorded in Vol. 64, page 501, in the Probate Office of Shelby County, Alabama.
3. Land use agreement recorded in Misc. Vol. 19, page 690, in said Probate Office.
4. Right of way to Alabama Power Company as recorded in Volume 353, page 987, in said Probate Office.
5. Restrictions contained in Misc. Vol. 13, page 50, Misc. Vol. 15, page 189, Misc. Vol. 19, page 633, and Vol. 345, page 245, and corrected by Vol. 342, page 802, in said Probate Office.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as stated above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this the 18th day of October, 1984.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

LA PETITE ACADEMY, INC.

BY: J. L. Brozman
J. L. Brozman, President

STATE OF MISSOURI
COUNTY OF JACKSON

JUDGE OF PROBATE

I, Betty S. Jones, a Notary Public in and for said County, in said State, hereby certify that J. L. Brozman, whose name as President of La Petite Academy, Inc., a Delaware corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 18 day of October, 1984.

Notary Public

Land Title