

20060927000479660 1/3 \$967.50  
Shelby Cnty Judge of Probate, AL  
09/27/2006 01:12:33PM FILED/CERT

This Instrument was prepared by:

Jenette S. O'Brien  
Realty Income Corporation  
220 West Crest St.  
Escondido, CA 92025

Send Tax Notice to:

Realty Income Corporation  
Attn: Property Management Department  
220 West Crest St.  
Escondido, CA 92025

Recording requested by, and  
After recording return to:

Please Return To: First American Title  
3 Greenway Plaza, Suite 1100 ce Company  
Houston, TX 77046  
Attn: PJ Whitworth  
NCS No. 045210

*Consideration*  
*\$ 950,536.<sup>00</sup>*

STATE OF ALABAMA     §  
                                  §  
                                  §  
SHELBY COUNTY       §

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

THAT, NPC INTERNATIONAL, INC., a Kansas corporation, successor in interest to NPC Property Partners, a Maryland General Partnership ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration in hand paid to the undersigned by REALTY INCOME CORPORATION, a Maryland corporation ("Grantee"), whose mailing address is 220 West Crest St., Escondido, CA 92025, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, BARGAINED, SOLD, AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, AND CONVEY and CONFIRM unto Grantee the following described real estate, situated in Shelby County, Alabama, being more particularly described on Exhibit "A," attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights, hereditaments, and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.



**Exhibit "A"**

(Land Description)

Real property in the City of Alabaster, County of Shelby, State of Alabama, described as follows:

A portion of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Southwest quarter of the Southwest quarter of said Section 25; thence East along the South line of said Southwest quarter of Southwest quarter a distance of 130.60 feet to a rebar on the Westerly right of way line of U.S. Highway 31 South (200 foot right of way); thence North 14 degrees 31 minutes 00 seconds East along said right of way line a distance of 675.00 feet to a nail in curb marking the Southeast corner and Point of Beginning of the following described parcel; thence North 75 degrees 29 minutes 00 seconds West a distance of 210.00 feet to a rebar; thence North 14 degrees 31 minutes 00 seconds East a distance of 100.00 feet to a rebar; thence South 75 degrees 29 minutes 00 seconds East a distance of 210.00 feet to a rebar on said Westerly right of way line; thence South 14 degrees 31 minutes 00 seconds West along said right of way line a distance of 100.00 feet to the Point of Beginning.

Situated in Shelby County, Alabama.