

1,750,000

20070125000039620 1/4 \$1770.00
Shelby Cnty Judge of Probate, AL
01/25/2007 03:17:43PM FILED/CERT

THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:
David G. Byrnes, Jr., Esquire
Lowndes Drosdick Doster Kantor & Reed, P.A.
450 South Orange Ave., Suite 800
Orlando, FL 32801

NNN# 0014910/127463

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made and executed as of the 18th day of January, 2007, by **JERRY W. HUFF**, whose address is 4058 Graystone Drive, Birmingham, Alabama 35242 (hereinafter referred to as the "Grantor"), to **NATIONAL RETAIL PROPERTIES, LP**, a Delaware limited partnership, whose address is 450 South Orange Avenue, Suite 900, Orlando, FL 32801 (hereinafter referred to as the "Grantee").

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) to Grantor in hand paid by Grantee, the receipt of which is acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever that certain piece, parcel or tract of land situate in Shelby County, Alabama, more particularly described on Exhibit "A" (hereinafter referred to as the "Property").

TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "Property");

Grantor hereby covenants with the said Grantee that it is lawfully seized of said land in fee simple; that it has good and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances except ad valorem real property taxes and assessments for the year 2007 and thereafter and also those matters described on Exhibit "B" attached hereto and made a part hereof by this reference for all purposes.

TCS-268148-ORL

Title Grov

20070125000039620 2/4 \$1770.00
Shelby Cnty Judge of Probate, AL
01/25/2007 03:17:43PM FILED/CERT

Signed, sealed and delivered
in the presence of:

Name: [Signature]
Print Name: John Aaron
Name: _____
Print Name: _____

[Signature]
JERRY W. HUFF

(NOTARY SEAL)

STATE OF ALABAMA
COUNTY OF SHELBY

I, SUSAN HILL LEE, Notary Public for the State of Alabama, do hereby certify that
JERRY W. HUFF, whose name is signed to the foregoing instrument, and who
is known by me, acknowledged before me on this day that, being informed of the contents of
said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 11th day of January, 2006.
[Signature]
Notary Public

EXHIBIT A
LEGAL DESCRIPTION


Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 26, Township 21 South, Range 1 West; thence run South 39 degrees 01 minutes East a distance of 1067.56 feet; thence turn an angle of 61 degrees 25 minutes 30 seconds to the left and run a distance of 285.00 feet to the point of beginning; thence continue in the same direction a distance of 290.35 feet to the Northwest right of way of Alabama Highway No. 25; thence turn an angle of 121 degrees 05 minutes to the right and run along said highway right of way a distance of 149.00 feet to Highway 25 Station 172 + 88; thence turn an angle of 30 degrees 18 minutes to the right and continue along said highway right of way a distance of 172.89 feet to Highway 70 Station 587 + 131.51; thence turn an angle of 30 degrees 17 minutes 15 seconds to the right to the tangent of a right of way curve and run along said right of way curve (whose Delta Angle is 0 degrees 53 minutes 13 seconds to the left, Radius is 2894.53 feet, Tangent is 22.40 feet, Length of Arc is 44.81 feet); thence turn an angle of 84 degrees 36 minutes 45 seconds to the right from the Tangent of said curve and run a distance of 210.12 feet to the point of beginning. Situated in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 26, Township 21 South, Range 1 West, Huntsville Meridian, Town of Columbiana, Alabama.

Situated in Shelby County, Alabama.

EXHIBIT B

Permitted Exceptions to Title

1. Ad valorem taxes for the year 2007 and subsequent years, which are not yet due and payable.
2. Transmission line permit to Alabama Power Company recorded in Deed Book 119, Page 108, Public Records of Shelby County, Alabama.


20070125000039620 4/4 \$1770.00
Shelby Cnty Judge of Probate, AL
01/25/2007 03:17:43PM FILED/CERT

Shelby County, AL 01/25/2007
State of Alabama

Deed Tax: \$1750.00