  
20120403000114090 1/4 \$4321.00  
Shelby Cnty Judge of Probate, AL  
04/03/2012 01:44:22 PM FILED/CERT

Shelby County, AL 04/03/2012  
State of Alabama  
Deed Tax:\$4300.00

THIS INSTRUMENT WAS PREPARED  
BY AND SHOULD BE RETURNED TO:

Christopher P. Tessitore, Esquire  
National Retail Properties, Inc.  
450 S. Orange Avenue, Suite 900  
Orlando, Florida 32801  
*NCS-526828AL*

Send Tax Notice To: National Retail Properties, LP, Attn: Ms. Ingrid Irvin, 450 S. Orange  
Avenue, Suite 900, Orlando, Florida 32801

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

**THAT SUNCOAST PROPERTIES OF JACKSONVILLE, INC.,** a Florida corporation, whose mailing address is 8003 James Island Trail, Jacksonville, Florida 32256, hereinafter referred to as Grantor, for and in consideration of the sum of **FOUR MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$4,300,000.00) cash**, and other good and valuable consideration to Grantor in hand paid by **NATIONAL RETAIL PROPERTIES, LP,** a Delaware limited partnership, whose mailing address is 450 South Orange Avenue, Suite 900, Orlando, Florida 32801, hereinafter referred to as Grantee, has **GRANTED, BARGAINED, SOLD and CONVEYED**, and by these presents does **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee all that certain lot, tract, or parcel of land situated in Shelby County, Alabama, more particularly described on **Exhibit "A"** attached hereto;

**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");

**PROVIDED, HOWEVER**, that this conveyance is made and accepted subject to those matters described on **Exhibit "B"** attached hereto and made a part hereof by this reference for all purposes (such exceptions to title to be described on **Exhibit "B"** shall include and be limited to the Permitted Exceptions as described and defined in that certain Real Estate Purchase and Sale Contract to which this Deed is attached as an Exhibit);

**TO HAVE AND TO HOLD** the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the rights and appurtenances thereto in any manner belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, subject however, to those matters described on **Exhibit "B"** hereto.

**EXECUTED** this 30<sup>th</sup> day of March, 2012.

**SUNCOAST PROPERTIES OF  
JACKSONVILLE, INC.**, a Florida  
corporation

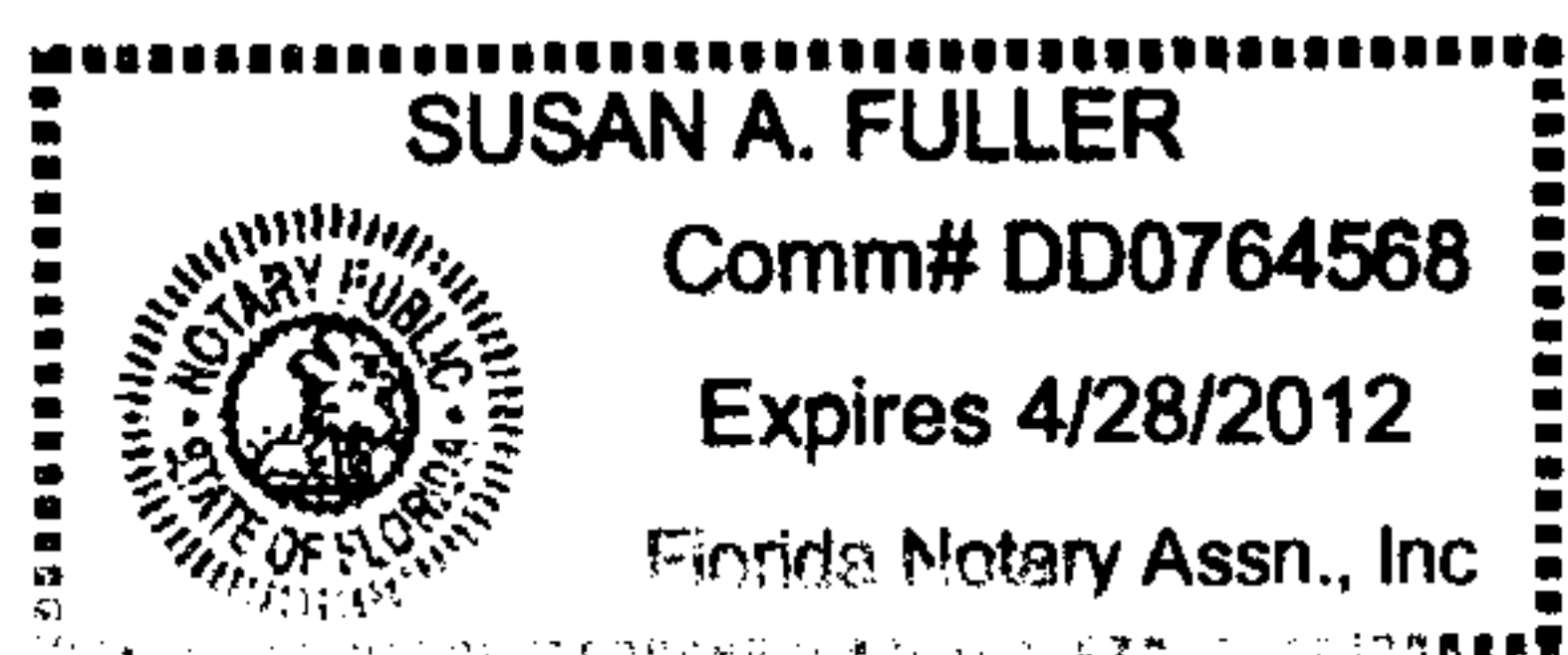
By: S. F. Hassan  
Name: Salem F. Hassan  
Its: President

**STATE OF FLORIDA  
COUNTY OF ORANGE**


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Salem F. Hassan, whose name as President of **SUNCOAST PROPERTIES OF JACKSONVILLE, INC.**, a Florida 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 company on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of March, 2012

(NOTARY SEAL)



Susan A. Fuller  
Notary Public  
Name: SUSAN FULLER  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

  
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**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lots 11, 12, 14 and 15, according to the Survey of Millennium Park, as recorded in Map Book 27, Pages 125 A, B, and C, in the Probate Office of Shelby County, Alabama.

Lots 13A and 13B, according to a Resurvey of Lot 13, Millennium Park, as recorded in Map Book 32, Page 74, in the Probate Office of Shelby County, Alabama.





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**EXHIBIT "B"**

**PERMITTED EXCEPTION**

1. Taxes and assessments for the year 2012 and subsequent years, not yet due and payable.
2. Two (2) 15' utility easements and a 10' and 30' utility easement as shown on recorded Map Book 27, Page 125A.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release or liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument recorded in Volume 352, Page 805, Public Records of Shelby County, Alabama.
4. Restrictions of record in Instrument # 2003-71049; Instrument # 20031023000709580; and Volume 352, Page 818, Public Records of Shelby County, Alabama.
5. Restrictions, covenants and conditions of record in Instrument # 20050810000408860; Instrument # 20050705000334450; Instrument # 20050705000334460; Instrument # 20050705000334470; Instrument # 20050705000334440; and Instrument # 20050222000084490, Public Records of Shelby County, Alabama.
6. Right of way recorded in Instrument # 20071029000497100; Instrument # 20071029000497790; Volume 136, Page 330; Volume 234, Page 861; Volume 182, Page 61; Volume 103, Page 170; Volume 205, Page 674; Volume 198, Page 478; and Volume 177, Page 493, Public Records of Shelby County, Florida.