



20150710000234180 1/6 \$2065.00
Shelby Cnty Judge of Probate, AL
07/10/2015 03:03:20 PM FILED/CERT

When recorded return to:

**Fidelity National Title - NCS DIV
Attn.: Kelli Vos
One East Washington Street Suite 450
Phoenix, AZ. 85004
602-343-7572**

Escrow No. Z1519142

**DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF
THE RECORDED DOCUMENT.**

DOCUMENT TO BE RECORDED:

STATUTORY WARRANTY DEED

Shelby County, AL 07/10/2015
State of Alabama
Deed Tax: \$2036.00

Recording requested by, and
After recording return to:

REALTY INCOME PROPERTIES 17, LLC
c/o Realty Income Corporation
Attn: Legal Department
11995 El Camino Real
San Diego, CA 92130



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STATE OF ALABAMA

§
§
§
§

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, **HILL/GRAY SEVEN, L.L.C., a Florida limited liability company**, ("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 PROPERTIES 17, LLC, a Delaware limited liability company** ("Grantee", whose mailing address is 11995 El Camino Real, San Diego, CA 92130), the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee that certain real property 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"); SUBJECT TO: all real estate taxes not yet due and payable or delinquent; covenants, conditions, restrictions, reservations, easements, rights of way and other matters of record; and applicable laws, ordinances, statutes, orders, requirements and regulations to which the Property is subject; and any matter and state of facts that would be disclosed by an accurate survey and inspection of the Property.



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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 further or otherwise.

IN WITNESS WHEREOF, the Grantor, by and through its duly and properly authorized officer, has caused this Statutory Warranty Deed to be executed on this the 20 day of June, 2015.

GRANTOR:

HILL/GRAY SEVEN, L.L.C.,
a Florida limited liability company

By: 

Name: Andrew Hill

Title: Manager

Address: 1350 City View Center

Oviedo, FL 32765

Attn: _____

(ACKNOWLEDGMENT)

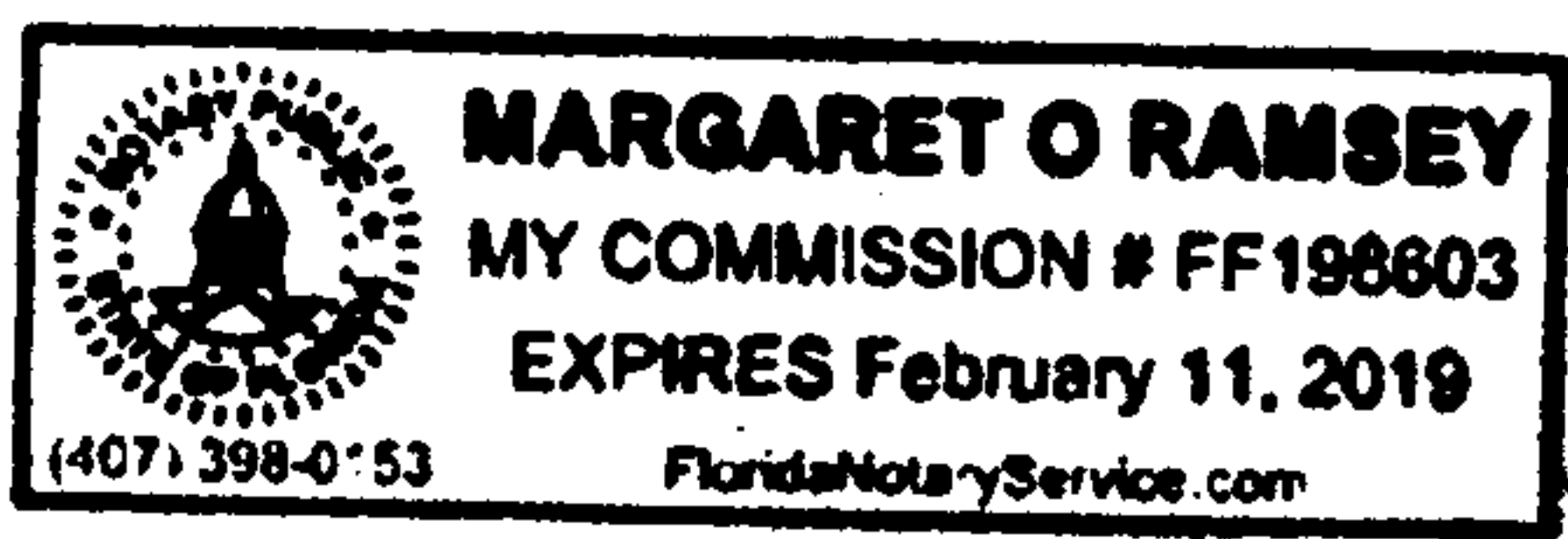
STATE OF Florida
COUNTY OF Seminole



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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Andrew Hall, whose name as Manager [Identify office] of HILL/GRAY SEVEN, L.L.C., a Florida limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and seal on this the 25th day of June, 2015.



[AFFIX NOTARY SEAL]

Margaret O Ramsey
Notary Public
My Commission Expires: 02/11/2019

This Instrument Prepared by:
Yaara E. Siler, Legal Counsel
Realty Income Corporation
11995 El Camino Real
San Diego, CA 92130

EXHIBIT "A"

Legal Description



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PARCEL I:

Lot 6, according to the Survey of Chelsea Crossroads, as recorded in Map Book 41, Page 109 A & B, in the Probate Office of Shelby County, Alabama.

PARCEL II:

Rights obtained, that constitute an interest in Real Estate, under that certain Declaration of Restrictions, Covenants, and Grant of Easements executed December 16, 2009 by Chelsea Crossroads, LLC, and recorded in Instrument Number 20091216000461130. Assignment of Declarants Interest under said declaration to Chelsea-Selig, LLC in Instrument Number 20091216000461160.


Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	HILL/GRAY SEVEN, L.L.C.	Grantee's Name	REALTY INCOME PROPERTIES 17, LLC
Mailing Address	1350 City View Center Ovieda, FL 23765	Mailing Address	c/o Realty Income Corporation 11995 El Camino Real San Diego, CA 92130
Property Address	15392 Highway 280 Chelsea, AL 35043	Date of Sale	6/25/2015
		Total Purchase Price	\$2,035,911
		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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other _____


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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 June 25, 2015

Print: Andrew Hill

☐ Unattested

Margaret Ray
(verified by)

Sign: [Signature]

Grantor/Grantee/Owner/Agent (circle one)