


THIS INSTRUMENT PREPARED BY:
RODNEY MANASCO, PLS
VOLKERT, INC
3809 MOFFETT ROAD
MOBILE, ALABAMA 36670-0434

FEE SIMPLE

SPECIAL WARRANTY DEED
TRACT NO. TS 12 R


20160217000050000 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
02/17/2016 11:04:51 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

PARCEL NO. 10-05-15-0-001-052.001

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Ten Thousand Forty Five and 70/00 dollar(s) (\$110,045.70), cash in hand paid to the undersigned by Shelby County, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), NATIONAL RETAIL PROPERTIES, LP, a Delaware Limited Partnership have this day granted, bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Shelby County the following described property, lying and being in Shelby County, Alabama and more particularly described as follows:

And as shown on the right of way map of Project No. STPBH-9802(905) of record in the Alabama Department of Transportation, a copy of which is also deposited in the office of the Judge of Probate of Shelby County, Alabama as an aid to persons and entities interested therein and as shown on the Property Plat attached hereto and made a part hereof:

Commencing at the NW corner of the SE ¼ of the NW ¼ of Section 15, Township 19 South, Range 2 West, run thence S 00°13'12" W a distance of 93.65 feet to a point on the south right of way line of Valleydale Rd. being the Point of Beginning; run thence along the south right of way line of Valleydale Rd. N 51°15'10" E a distance of 36.91 feet to a point on the south right of way line of Valleydale Rd.; thence run along the south right of way line of Valleydale Rd. N 52°30'48" E a distance of 115.75 feet to a point on the south right of way line of Valleydale Rd.; run thence along the west right of way line of Caldwell Mill Rd. S 82°50'52" E a distance of 30.95 feet to a point on the west right of way line of Caldwell Mill Rd.; run thence along the acquired right of way line S 50°59'48" W a distance of 194.91 feet to a point on the grantor's property line; run thence along the grantor's property line N 00°13'12" W a distance of 32.98 feet to the Point of Beginning; containing 0.097 acres.

To Have and To Hold, unto Shelby County, its successors and assigns in fee simple forever.

And For The Consideration, Aforesaid, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Shelby County that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is subject to all encumbrances, liens, and claims of record, including, without limitation, the lien for advalorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons claiming by, through or under Grantor.

The Grantor(s) Herein Further Covenant(s) And Agree that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release Shelby County and all or its employees and officers from any and all damages to his/her (their) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance or repair of any public road or highway that may be so located on the property herein conveyed.

In witness whereof I (we) have hereunto set my (our) hand(s) and seal this the
10th day of February 2015. K3 18
NATIONAL RETAIL PROPERTIES, LP,
a Delaware Limited Partnership

By: NNN GP Corp., a Delaware
corporation, as general partner

By: [Signature]
Name: Paul E. Bayer
Title: Executive Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Paul E. Bayer, as Executive Vice President of NNN GP, ^{Corp.} a Delaware corporation, as general partner of National Retail Properties, LP, a Delaware limited partnership on behalf of the partnership, 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/she, as such general partner and with full authority, executed the same voluntarily for and as the act of said limited ~~liability~~ partnership.


Given under my hand and official seal the 10th day of February, 2016.

Kella Schauble
Notary Public

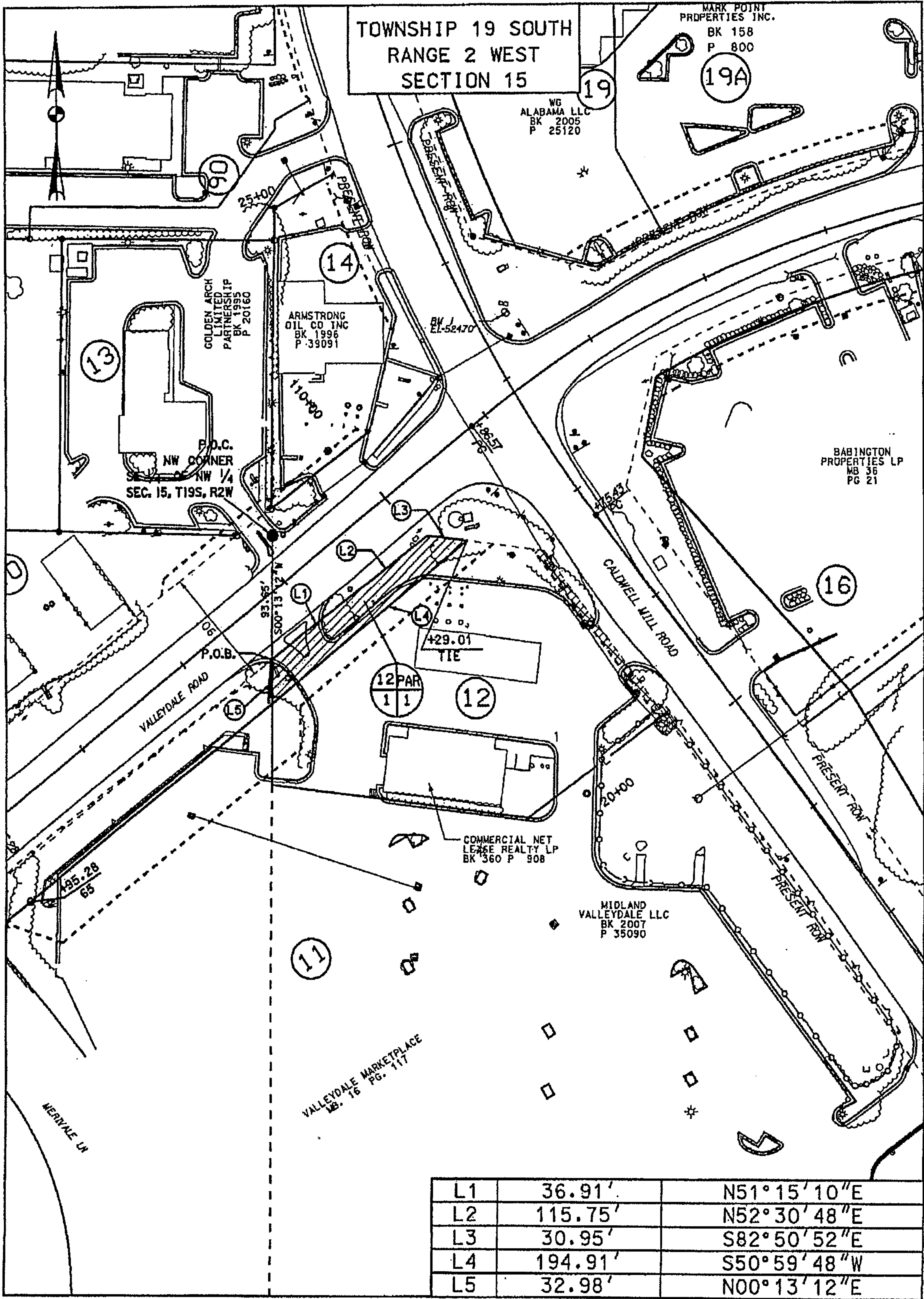
My Commission Expires: _____



Grantee's Address:
Shelby County Commission
506 Highway 70
Columbiana, AL 35051


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SHELBY COUNTY, ALABAMA



TRACT SHEET 12 - ROW 1

THIS IS NOT A
BOUNDARY SURVEY

VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

PROJECT NO. STPBH-9802(905)
COUNTY SHELBY
TRACT NO. 12 - ROW 1
OWNER SHOP A SNAK FOOD MART INC
PARCEL NO. 10-5-15-0-001-052.001

SCALE; 1" = 100'
TOTAL ACREAGE 1.040
R.O.W. REQUIRED 0.097
REMAINDER 0.943
REQ'D. CONST. EASE. 0.108

DATES TIMES FILES

PLOTTED BY USERNAME\$



20160217000050000 3/5 \$27.00
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name National Retail Properties, LP Grantee's Name Shelby County, Alabama
Mailing Address 450 S. Orange Ave Mailing Address 506 Highway 70
Suite 900 Columbiana, AL 35051
Orlando FL 32801

Property Address Valleydale Road
Parcel # 10-05-15-0-001-052.001

Date of Sale _____
Total Purchase Price \$ 110,045.70



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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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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 2/10/16


Print See attached

☐ Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

¹³
NATIONAL RETAIL PROPERTIES, LP,
a Delaware limited partnership

By: NNN GP Corp., a Delaware corporation,
as general partner

By: 
Name: Paul E. Bayer
Title: Executive Vice President



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