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01/20/2021 10:49:30 AM
DEEDS 1/6

PREPARED BY:

WILLIAM B. ANDERSEN, ESQ.
SHERRARD, GERMAN & KELLY, P.C.
535 SMITHFIELD ST., SUITE 300
PITTSBURGH, PA 15222

WHEN RECORDED MAIL TO:

FIDELITY NATIONAL TITLE CO – NCS DIV
ONE EAST WASHINGTON STREET, SUITE 450
PHOENIX, AZ 85004
ATTN: KELLI VOS
(602)343-7572

TITLE NO.: ~~234700~~

ESCROW NO.: Z2034635-KJV

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

DOCUMENT TO BE RECORDED:

SPECIAL WARRANTY DEED

Prepared by:
William M. Andersen, Esq.
Sherrard, German & Kelly, P.C.
535 Smithfield St., Ste 300
Pittsburgh, PA 15222

Recording requested by, and
After recording return to:

STATE OF ALABAMA

§
§
§
§

COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

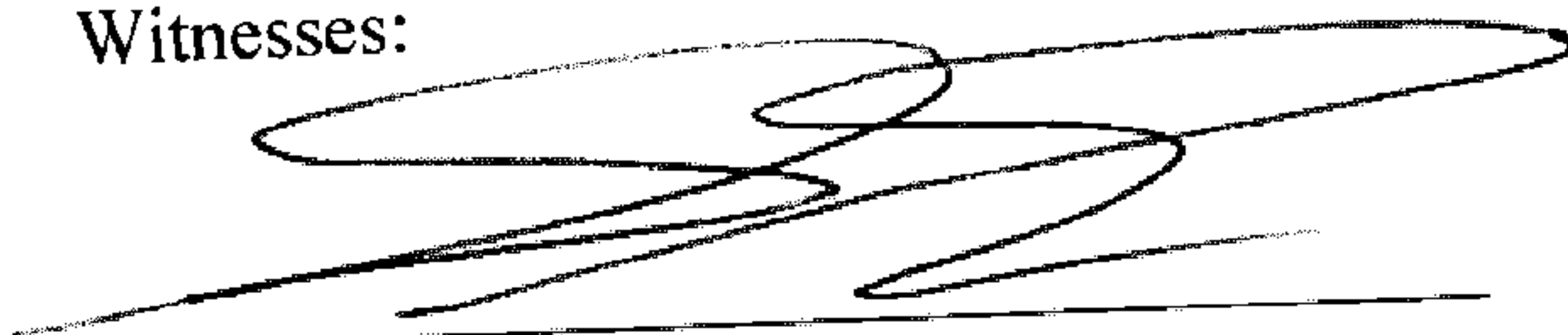
THAT, REALTY INCOME CORPORATION, a Maryland corporation ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable consideration in hand paid to the undersigned by 2DN, LLC, an Alabama limited liability company ("Grantee," whose mailing address is 1318 Pike Road, Pike Road AL 36064), the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL, CONVEY and CONFIRM 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 delinquent; covenants, conditions, restrictions, easements, rights of way and other matters of record; applicable laws, ordinances, statutes, orders, requirements and regulations to which the Property is subject, including, without limitation, all building, zoning and environmental laws and requirements; and any state of facts which a new or updated survey or physical inspection of the Property might disclose.

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.

BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES AS TO THE PHYSICAL CONDITION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY IS CONVEYED "AS IS, WHERE IS, WITH ALL FAULTS," AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE, BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES, OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN PROVIDED AND LIMITED), CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (ii) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE OR ANYONE ELSE MAY CONDUCT THEREON, (iii) THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND (iv) THE COMPLIANCE OF THE PROPERTY WITH APPLICABLE LAWS AND REGULATIONS.

EXECUTED this 17th day of December, 2020.

Witnesses:



First Witness

Johannes Bruzstus

Printed Name of First Witness



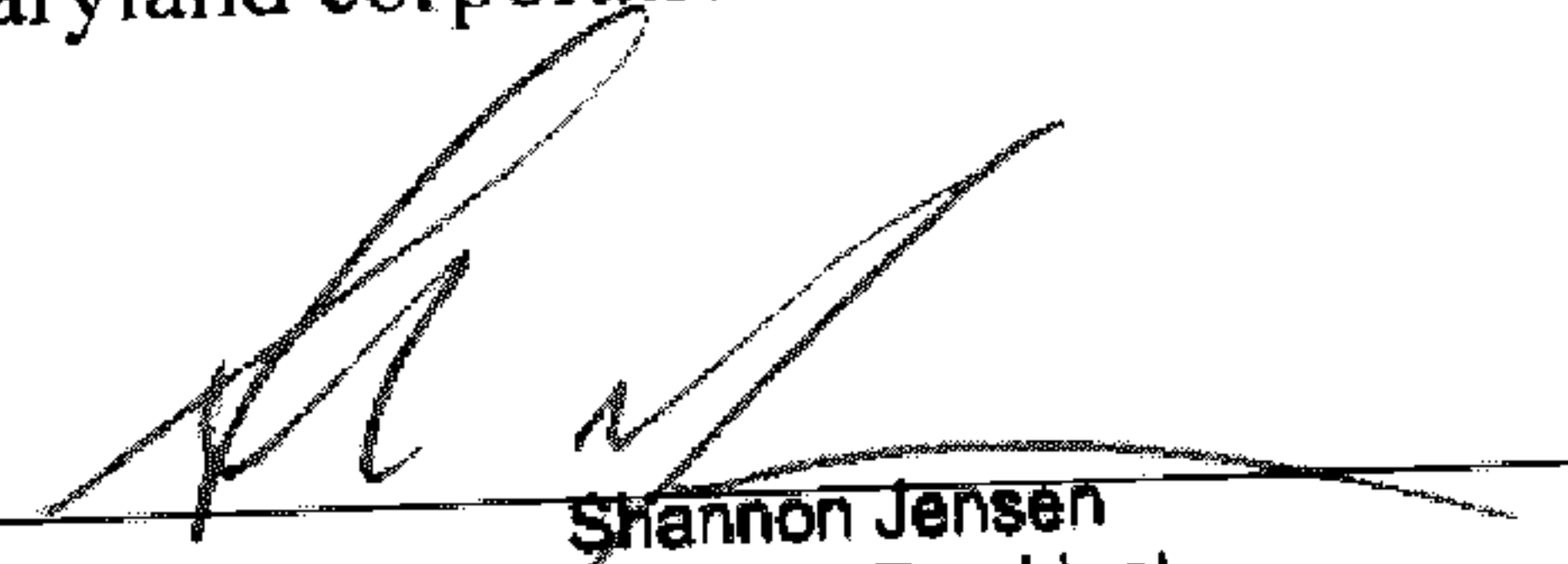
Second Witness

NOEVA ANDERSON

Printed Name of Second Witness

GRANTOR:

REALTY INCOME CORPORATION,
a Maryland corporation

By: 
Name: Shannon Jensen
Title: Senior Vice President,
Associate General Counsel,
Assistant Secretary

Address: 11995 El Camino Real
San Diego, CA 92130
Attn: Legal Department

Approved As To Form
Legal Department

W. Anderson

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

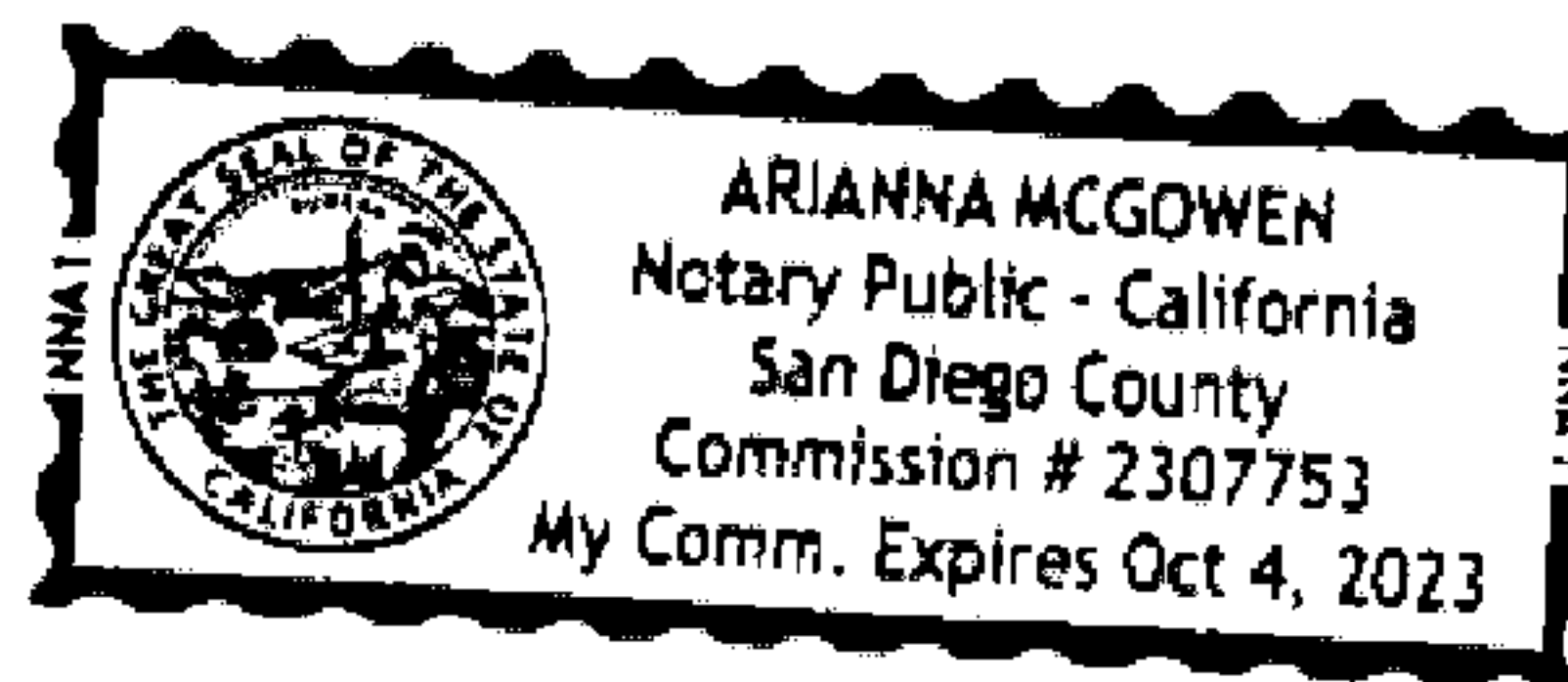
COUNTY OF SAN DIEGO

On December 17, 2020 before me, Arianna McGowen, Notary Public, personally appeared Shannon Jensen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Arianna McGowen
Signature of Notary Public



(Notary Seal)

EXHIBIT "A"

LOCATION: 1385 1ST STREET NORTH
ALABASTER, AL 35007

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.

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

Grantor's Name Realty Income Corporation
 Mailing Address 11995 El Camino Real
San Diego, CA 92130

Grantee's Name 2DN LLC
 Mailing Address 1318 Pike Road
Pike Road, AL 36064

Property Address 1385 1st Street North
Alabaster, AL 35007

Date of Sale 12/21/2020
 Total Purchase Price \$ 212,000.00

or
 Actual Value _____

or
 Assessor's Market Value _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/20/2021 10:49:30 AM
 \$249.00 CHERRY
 20210120000030490

Allen S. Bayl

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 _____

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 1/19/2021

Print Erin Leatham

x Unattested

(verified by)

Sign

[Signature]

or/Agent) circle one

Form RT-1