

Recording requested by, and  
After recording return to:  
First American Title  
601 Travis, Suite 1875  
Houston, TX 77002  
Attn: Charlotte Williams

STATE OF ALABAMA

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§  
§  
§

COUNTY OF JEFFERSON

### 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 COX ENTERPRISES, L.L.C, an Alabama limited liability company ("Grantee," whose mailing address is P.O. Box 360172, Birmingham, AL 35236), 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. Further, this conveyance excepts all of the oil, gas and other minerals on, in, under or that may be produced from the Property and is subject to the rights of third parties, if any, to extract the same.

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 14th day of December, 2016

Witnesses:

GRANTOR:

Kristin Gaspinio  
First Witness

REALTY INCOME CORPORATION  
a Maryland corporation

Kristin Gaspinio  
Printed Name of First Witness

By: Michael Pfeiffer  
Name: Michael R Pfeiffer  
Title: Executive Vice President,  
General Counsel

Jhen M  
Second Witness

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

Nicole Miller  
Printed Name of Second Witness

Approved As To Form  
Legal Department  
N. Miller

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 14, 2016 before me, Kristina M. Gasperino, Notary Public, personally appeared Michael R. Pfeiffer, 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.



Kristina M. Gasperino  
Signature of Notary Public

(Notary Seal)

This instrument prepared by:

Nicole Miller, Esq.  
Realty Income Corporation  
11995 El Camino Real  
San Diego, CA 92130

Exhibit A

LOCATION: 5110 OPORTO MADRID BOULEVARD S.  
IRONDALE, ALABAMA 35210

Lot 2-B, Survey of Smith's Resurvey of Bruno's Eastwood Subdivision, as recorded in Map Book 189, Page 72, as corrected by Corrected Map of Smith's Resurvey of Bruno's Eastwood Subdivision rerecorded in Map Book 189, Page 97, in the Office of the Judge of Probate of Jefferson County, Alabama.

Metes and Bounds Description of said Lot 2-B being as follows:

Begin at the Southwest Corner of Lot 2-B of Smith's Resurvey of Bruno's Eastwood as recorded in Map Book 189, Page 72, in the Probate Office of Jefferson County, Alabama; thence run in a Northerly direction along the Westerly line of said Lot 2-B for a distance of 240.27 feet; thence turn an angle of  $88^{\circ} 19' 10''$  to the left and run in a Westerly direction for a distance of 5.24 feet; thence turn an angle of  $90^{\circ} 00' 00''$  to the right and run in a Northerly direction for a distance of 94.49 feet to a point on the Southerly right-of-way line of Montclair Road; thence turn an angle  $116^{\circ} 32' 20''$  to the right and run in a Northeasterly direction for a distance of 18.59 feet; thence turn an angle of  $116^{\circ} 32' 00''$  to the right and run in a Southerly direction for a distance of 88.20 feet to a point on the Northerly right-of-way line of Loring Avenue; thence turn an angle of  $91^{\circ} 44' 55''$  to the right in a Westerly direction for a distance of 1.0 foot; thence turn an angle of  $90^{\circ} 00' 00''$  to the left and run in a Southerly direction for a distance of 15.0 feet; thence turn an angle of  $90^{\circ} 00' 00''$  to the left and run in an Easterly direction for a distance of 132.44 feet to a point on the Westerly right-of-way line of Oporto Avenue; thence turn an angle of  $88^{\circ} 22' 30''$  to the right and run in a Southerly direction for a distance of 236.50 feet; thence turn an angle of  $90^{\circ} 06' 15''$  to the right and run in a Westerly direction for a distance of 141.91 feet to the point of beginning.

A non-exclusive easement for right (8) eight parking spaces as set forth in Declaration of Covenants and Easements recorded as Document 9703/1619, in the Probate Office of Jefferson County, Alabama, under easement for parking and ingress and egress as F(ii), said easement being more particularly described as follows:

Commence at the Southwest Corner of Lot 2-B of Smith's Resurvey of Bruno's Eastwood as recorded in Map Book 189, Page 72, in the Probate Office of Jefferson County, Alabama; thence run in a Northerly direction along the Westerly line of said Lot 2-B for a distance of 113.90 feet to the point of beginning; thence continue along last described course a distance of 87.88 feet; thence turn an angle of  $61^{\circ} 36' 42''$  to the left and run in a Northwesterly direction for a distance of 20.85 feet; thence turn an angle of  $118^{\circ} 23' 09''$  to the left and run in a Southerly direction for a distance of 87.88 feet; thence turn an angle of  $61^{\circ} 36' 42''$  to the left and run in a Southeasterly direction for a distance of 20.85 feet to the point of beginning. Said easement contains 1,611.78 square feet,

together with all easements appurtenant, rights, title, and interest (including without limitation rights of ingress and egress) conveyed to Grantor under that certain Instrument No. 9703/1619 recorded in the Probate Office of Jefferson 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 Cox Enterprises, L.L.C.
Mailing Address P.O. Box 360172 Birmingham, AL 35236

Property Address 5110 Oporto Madrid Boulevard, Irondale, AL 35210
Date of Sale December 16, 2016
Total Purchase Price \$ 450,000.00
Actual Value \$
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

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 12/14/16

Print Michael R. Pfeiffer Executive Vice President, General Counsel

Unattested (verified by)

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one

Print Form

Approved As To Form Legal Department N. Miller Form RT-1