

Send Tax Notice to:
Caldwell Mill Animal Clinic
5201 Caldwell Mill Road
Birmingham, Alabama 35242

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and the assumption of that certain mortgage in favor of Covenant Bank recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument # 1999-13324, and other good and valuable consideration, paid in hand to **MAGIC CITY TITLE, INC.**, an Alabama corporation (hereinafter called the "Grantor"), by **WILLIAM J. CHRISTENBERRY, JAMES F. JORDAN, JR., and CALDWELL MILL ANIMAL CLINIC PARTNERSHIP**, an Alabama general partnership (herein collectively called the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantees the following described real property, together with all improvements thereon, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of the Garrett Subdivision as recorded in Map Book 24, Page 95, in the Office of the Judge of Probate of Shelby County, Alabama; and

A non-exclusive perpetual easement more particularly described as follows:

Being a part of Lot 2, Garrett Subdivision, as recorded in Map Book 24, Page 95, in the Probate Office of Shelby County, Alabama, being a parcel of land situated in the Northwest one-quarter of the Northwest one-quarter of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northwest one-quarter of the Northwest one-quarter of said Section 15; thence north along the east line of said quarter-quarter section 225.38 feet to the point of beginning of the easement herein described; thence continue along the last stated course 25.11 feet; thence turn an interior angle of 239° 40' and run easterly 51.15 feet to the westerly right-of-way line of Caldwell Mill Road; thence turn an interior angle of 105° 56' 44" and run northerly 60.42 feet along said right-of-way line; thence turn an interior angle of 74° 03' 16" leaving said right-of-way line and run southwesterly 33.85 feet; thence turn an interior angle of 120° 19' 40" and run southerly 7.29 feet; thence turn an interior angle of 215° 41' 47" and run southwesterly 74.00 feet; thence turn an interior angle of 234° 16' 12" and run westerly 144.60 feet; thence turn an interior angle of 90° 04' 01" and run southerly 25.00 feet; thence turn an

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interior angle of 89° 58' and run easterly 187.83 feet to the point of beginning. (hereinafter referred to as the "Easement Parcel").

This conveyance is made subject to the following:

1. 1999 ad valorem taxes, a lien but not yet due and payable.
2. Restrictions as shown on recorded map as recorded in Map Book 24, Page 95, in the Probate Office of Shelby County, Alabama.
3. Right-of-way granted to Alabama Power Company recorded in Volume 179, Page 332, in the Probate Office of Shelby County, Alabama.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 158, Page 30, in the Probate Office of Shelby County, Alabama.
5. Restrictions and covenants appearing of record in Instrument # 1995-20161 in the Probate Office of Shelby County, Alabama.
6. Ingress, Egress and sign easement referred to in Paragraph 2 of that certain Easement Agreement recorded as Instrument # 1995-20162, and assigned by Instrument # 1994-20163, recorded in the Probate Office of Shelby County, Alabama (affects Easement Parcel only).
7. Sign easement referred to in Paragraph 3 of that certain Reciprocal Easement Agreement as recorded in Instrument # 1995-20164, and assigned by Instrument #1995-20165, recorded in the Probate Office of Shelby County, Alabama (affects Easement Parcel only).
8. Easement Agreement recorded as Instrument # 1999-16001 in the Probate Office of Shelby County, Alabama.

This Statutory Warranty Deed is executed and the property described herein is conveyed to the Grantees by the Grantor, as Qualified Intermediary, pursuant to the terms and provisions of (i) that certain Exchange Agreement executed as of January 22, 1999, by and between William J. Christenberry, James F. Jordan, Jr., Caldwell Mill Animal Clinic Partnership, and Magic City Title, Inc., and (ii) that certain Escrow Agreement executed as of March 25, 1999, by and between Harco, Inc., Magic City Title, Inc., and Covenant Bank.

And the Grantor does for itself and its successors and assigns, covenant with the said Grantees and their heirs, executors, administrators, successors and assigns, (i) that the above described real property is free and clear from all encumbrances whatsoever created by, from, through or under the Grantor, except as set forth above, and (ii) that the Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto the Grantees, their respective heirs, executors, administrators, successors and assigns, against all lawful claims of all persons claiming by, through or under the Grantor, except as hereinabove stated.

TO HAVE AND TO HOLD unto the Grantees, their respective heirs, executors, administrators, successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance on this the 17 day of September, 1999.

MAGIC CITY TITLE, INC.,
an Alabama corporation

By: Donald W. Huey
Its: President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DONALD W. HUEY, whose name as PRESIDENT of Magic City Title, Inc., an Alabama corporation, 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, as such officer and with full authority, executed the same for and on behalf of the said corporation on the day the same bears date.

GIVEN under my hand and seal, this 17 day of September, 1999.

[NOTARIAL SEAL]

[Signature]
Notary Public
My Commission Expires: _____

This document was prepared by:
Lynn Reynolds, Esq.

✓ Haskell Slaughter & Young, L.L.C.
1901 6th Avenue North
1200 AmSouth/Harbert Plaza
Birmingham, Alabama 35203
221261.1

Notary Public, Alabama, State At Large
My Commission Expires June 24, 2001

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