

THIS INSTRUMENT PREPARED BY:

**W. L. Longshore, III
2009 Second Avenue North
Birmingham, Alabama 35203**

SEND TAX NOTICE TO:

**Caldwell Mill Animal Clinic
5196 Caldwell Mill Road
Birmingham, AL 35244**



20130607000233210 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
06/07/2013 10:57:34 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Five Thousand and no/100 (\$255,000.00 DOLLARS) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, or we,

STEPHEN J. GARRETT, AN UNMARRIED MAN AND JANICE W. GARRETT CONNELL, F/K/A JANICE W. GARRETT, A MARRIED WOMAN (herein referred to as grantor) does hereby grant, bargain, sell and convey unto

WILLIAM J. CHRISTENBERRY, JAMES F. JORDAN, JR. AND CALDWELL MILL ANIMAL CLINIC PARTNERSHIP, AN ALABAMA GENERAL PARTNERSHIP

(herein referred to as grantee, whether one or more), all of their undivided interest in the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2, according to the Amended Map of Garrett Subdivision, recorded in Map Book 24, Page 95 and amended in Map Book 25, Page 99, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO: 1. 2013 taxes
2. Easements and restrictions of record.**

The above described property does not constitute the homestead of any of the grantors or spouse.

\$255,000.00 of the above purchase price was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

Stephen J. Garrett is one and the same as Steven Garrett, grantee in Real 362, Page 892.

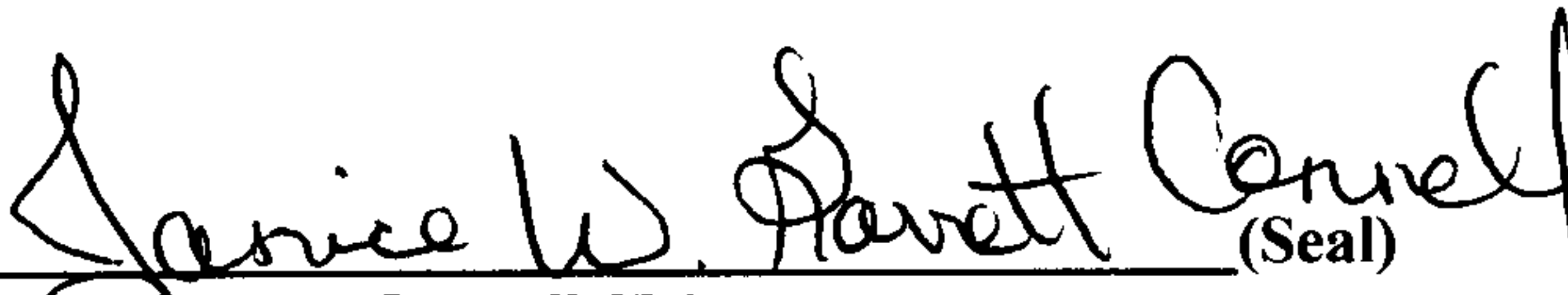
TO HAVE AND TO HOLD Unto the said grantee, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said grantee, the heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises: that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I or we have hereunto set my or our hand(s) and seal(s), this 5th day of JUNE, 2013.



Stephen J. Garrett (Seal)



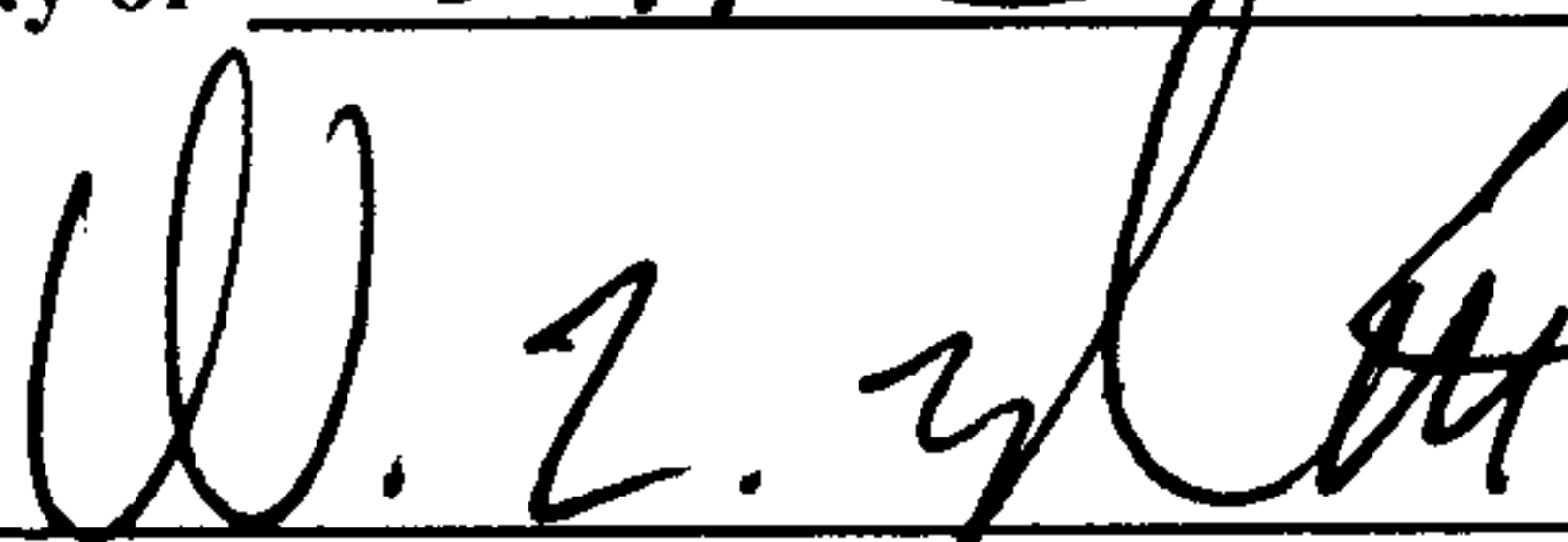
Janice W. Garrett Connell f/k/a
Janice W. Garrett (Seal)

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen J. Garrett and Janice W. Garrett Connell, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of JUNE, 2013.



Notary Public: W. L. Longshore, III
My Commission Expires: 5/18/2016

Real Estate Sales Validation Form

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

Grantor's Name Stephen J. Garrett

Grantees' Name: William J. Christenberry,
James F. Jordan, Jr. and
Caldwell Mill Animal Clinic
Partnership

Mailing Address 5303 Mountain Park Drive
Indian Springs, AL 35124

Mailing address 5196 Caldwell Mill Road
Birmingham, AL 35244

Grantor's Name Janice W. Garrett Connell

Mailing Address: _____

Property Address 5194 Caldwell Mill Road
Birmingham, AL 35244

Date of Sale 06-05-13
Total Purchase Price \$ 255,500.00

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 6-5-13

Print W. L. Longshore, III

Unattested

Verified by

Sign

(Grantor/Grantee/Owner/Agent) circle one



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