

20140204000031630 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
02/04/2014 11:59:21 AM FILED/CERT

SEND TAX NOTICES TO:
PETS AT PEACE ALABAMA, INC.
Attn: Troy H. Bland
1315 Lake Forest Circle
Hoover, Alabama 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Twenty-Five Thousand and 00/100 Dollars (\$125,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, QUADVANTAGE, INC. (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto PETS AT PEACE ALABAMA, INC. (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.


[The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 31st day of January, 2014.

QUADVANTAGE, INC.

By: 
Print Name: Janna Douglas Howard
Title: President

STATE OF Alabama
Sefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Douglas Howard, whose name as President of QUADVANTAGE, INC., 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/authorized representative, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 31st day of January, 2014.



NOTARY PUBLIC

My Commission Expires: 12/14/2016

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William C. Brown
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

[D-7633]




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EXHIBIT "A"

Commence at the East side of the right of way of the Birmingham-Montgomery Highway at the Northwest corner of the J. W. Benton's lot and run in an Easterly direction along the North line of said Benton's lot a distance of 280 feet to the point of beginning; thence run in an Easterly direction and perpendicular to said highway line 116 feet; thence in a Northerly direction and parallel with said highway line 210 feet; thence in a Westerly direction and perpendicular to said highway line 116 feet; thence in a Southerly direction and parallel to said highway line 210 feet to the point of beginning; being situated in the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 20, Range 3 West, Shelby County, Alabama.

SUBJECT TO:

1. Taxes or assessments for **2014** and subsequent years and not yet due and payable.
2. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 102, Page 202 and Deed Book 108, Page 337.
3. Right of Way to Shelby County as recorded in Deed Book 175, Page 144.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 290, Page 289.
5. Any other coal, oil, gas and other mineral and/or mining right not owned by Mortgagor/Grantor.


20140204000031630 3/4 \$24.00
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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 Quadvantage, Inc.
Mailing Address _____


Grantee's Name Pets at Peace Alabama, Inc.
Mailing Address 1315 Lake Forest Circle
Hoover, AL 35244

Property Address 3469 McDaniel Street
Pelham, AL 35124

Date of Sale January 31, 2014
Total Purchase Price \$ 125,000.00

or
Actual Value \$

or
Assessor's Market Value \$


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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 January 31, 2014

Print Troy H. Bland, President of Pets at Peace Alabama, Inc. (Grantee)

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1