

This conveyance prepared without the benefit of current survey or title examination. Attorney makes no representations as to the title of this property.

Send Tax Notice To:  
Caldwell Mill Animal Clinic  
5196 Caldwell Mill Road  
Birmingham, Alabama 35244

This instrument was prepared by:  
Wm. Randall May  
Allison, May & Kimbrough, L.L.C.  
1300 Corporate Drive, Suite 200  
Birmingham, AL 35242

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**Warranty Deed**

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**STATE OF ALABAMA     )**

**KNOW ALL MEN BY THESE PRESENTS,**

**COUNTY OF SHELBY     )**

THAT IN CONSIDERATION OF Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **WILLIAM J. CHRISTENBERRY, JAMES F. JORDAN, JR. and CALDWELL MILL ANIMAL CLINIC PARTNERSHIP, an Alabama General Partnership** (herein referred to as Grantor, whether one or more) do grant, bargain, sell and convey unto **CMAC VET, LLC, an Alabama Limited Liability Company**, herein referred to as Grantee, in fee simple, together with every contingent remainder and right of reversion the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

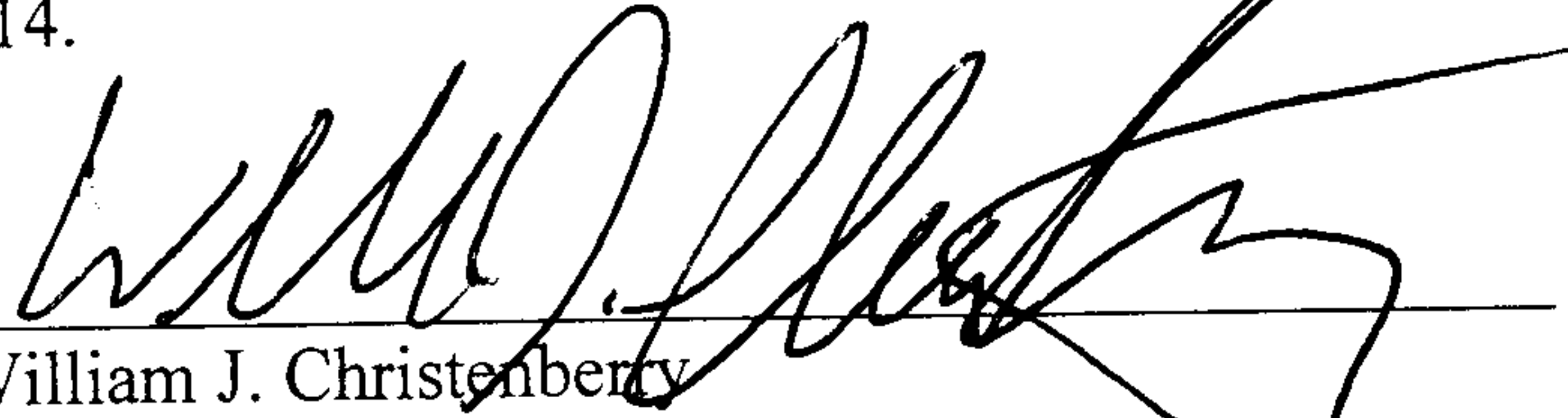
Lot 2, according to the Amended Map of Garrett Subdivision, as recorded in Map Book 24, Page 95, in the Probate Office of Shelby County, Alabama.

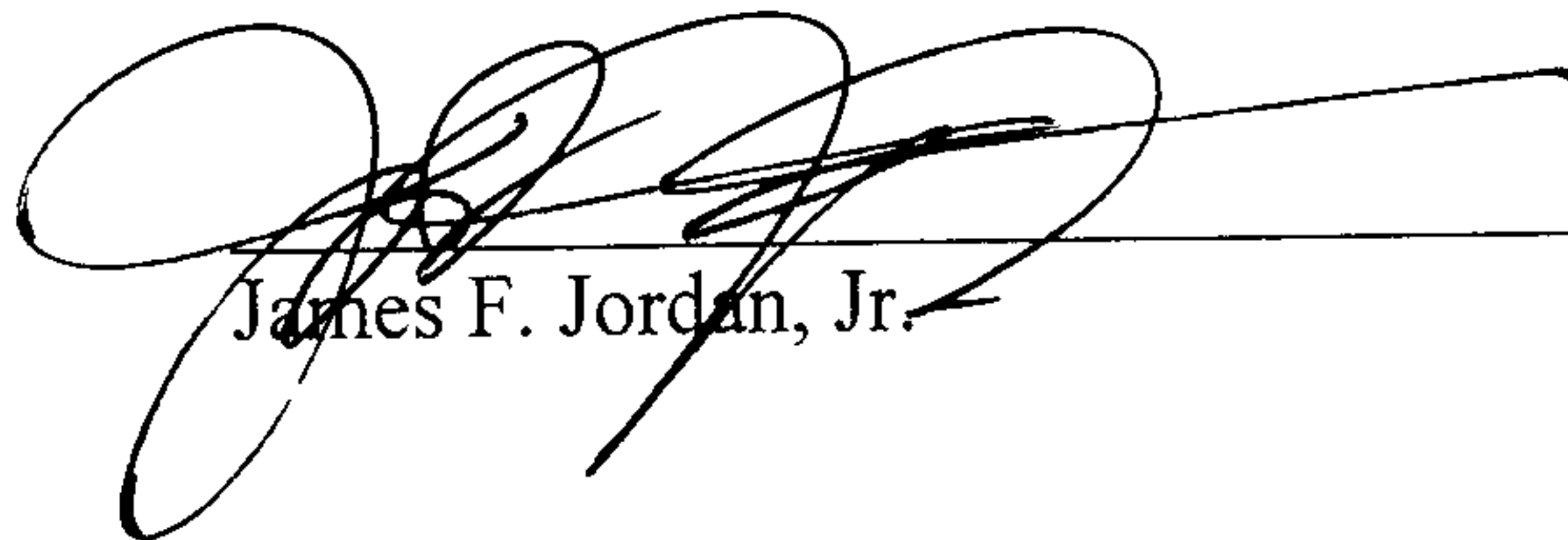
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with said Grantee, its successors 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, its successors and assigns forever, against the lawful claims of all persons.

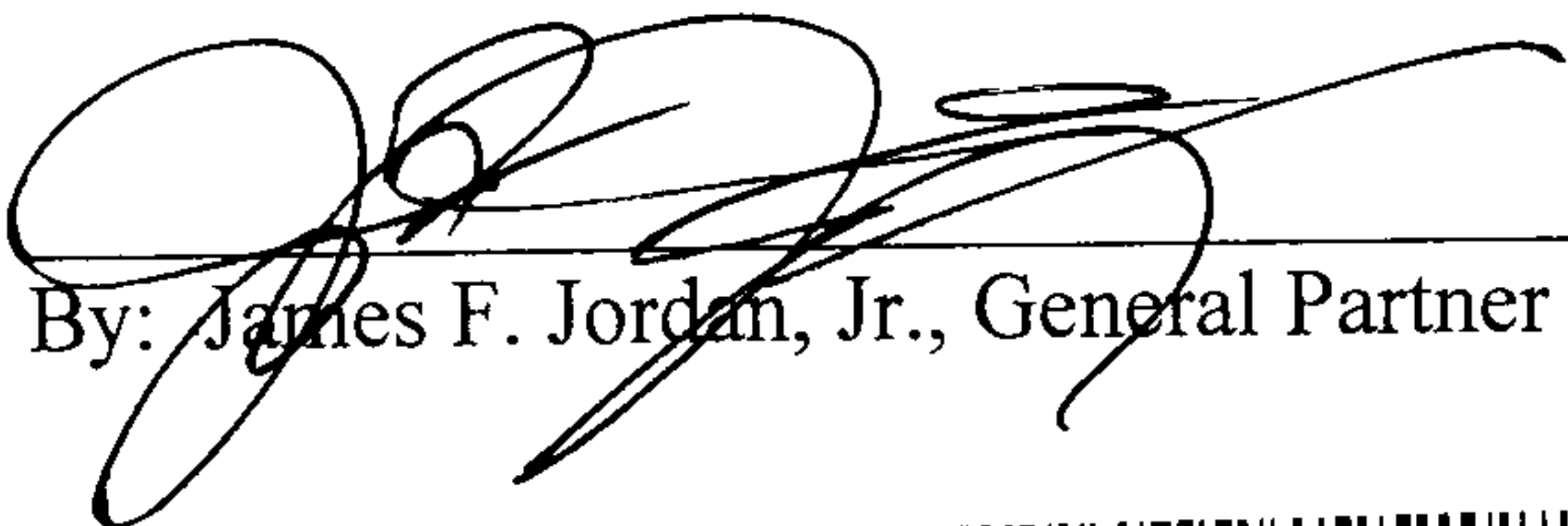
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

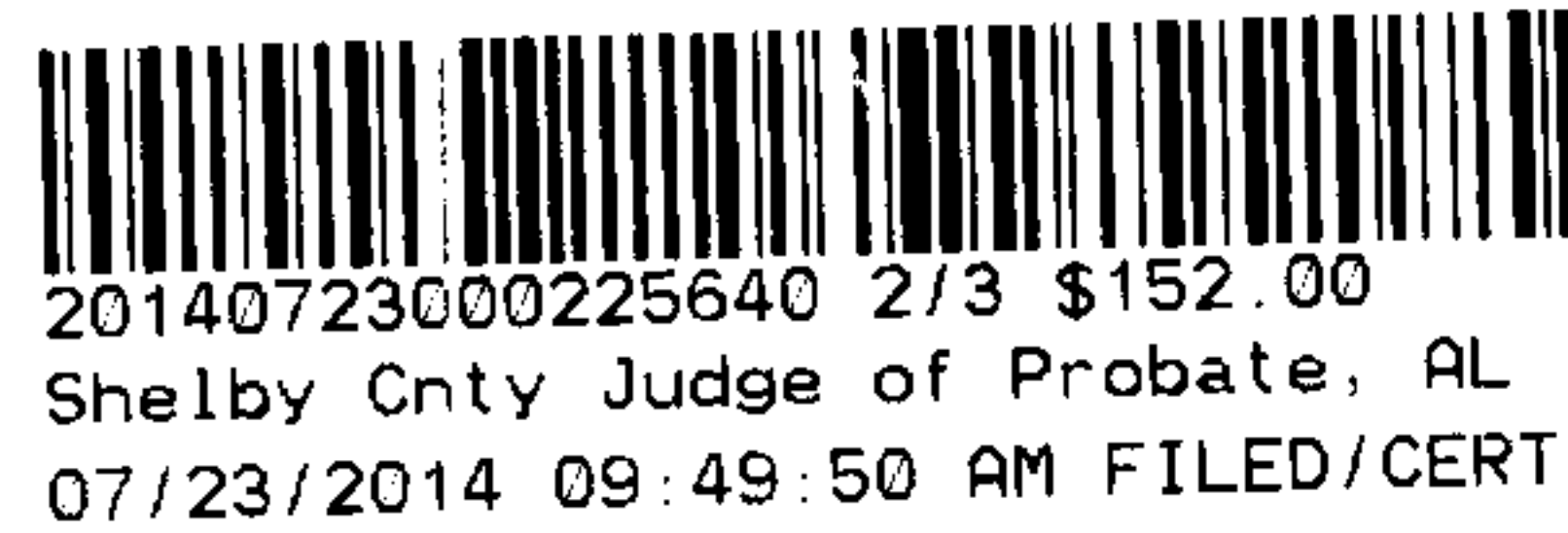
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 1<sup>st</sup> day of MAY, 2014.

  
William J. Christenberry

  
James F. Jordan, Jr.

CALDWELL MILL ANIMAL CLINIC PARTNERSHIP

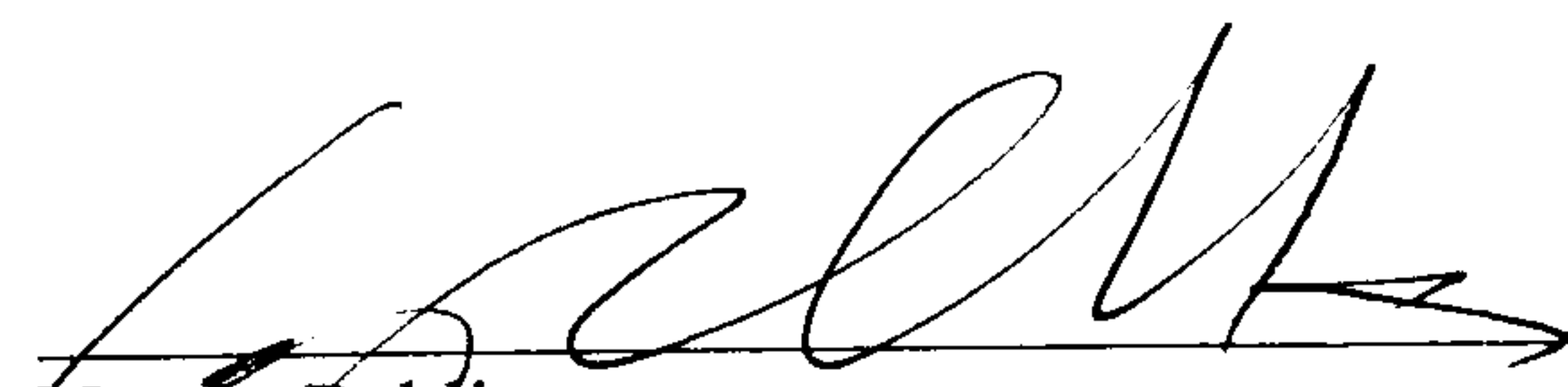
  
By: James F. Jordan, Jr., General Partner



STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William J. Christenberry, James F. Jordan, Jr. and James F. Jordan, Jr. as General Partner for Caldwell Mill Animal Clinic Partnership, with full authority, 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 date the same bears date.

Given under my hand and official seal, this the 1<sup>st</sup> day of MAY, 2014.

  
Notary Public  
My commission expires: 6-25-2018



# Real Estate Sales Validation Form

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

Grantor's Name WILLIAM CHRISTENBERRY, et al.  
Mailing Address 5196 CALDWELL MILL RD.  
BIRMINGHAM, AL 35244

Grantee's Name CMAC VET, LLC  
Mailing Address 5196 CALDWELL MILL RD.  
BIRMINGHAM, AL 35244

Property Address 5194 CALDWELL MILL RD.  
BIRMINGHAM, AL 35244

Date of Sale MAY 1, 2014

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 132,000



20140723000225640 3/3 \$152.00  
Shelby Cnty Judge of Probate, AL  
07/23/2014 09:49:50 AM FILED/CERT

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 TAX ASSESSOR

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 7-17-14

Print JAMES F. JORDAN, JR.

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1