


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


20140729000232810 1/4 \$406.00
Shelby Cnty Judge of Probate, AL
07/29/2014 11:03:18 AM FILED/CERT

Warranty Deed

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 1, according to the Survey of Garrett Subdivision, as recorded in Map Book 24, Page 95, in the Probate Office 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 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 interior angle of 89° 58' and run easterly 187.83 feet to the point of beginning. (hereinafter referred to as the "Easement Parcel").

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

- 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.
- Restrictions and covenants appearing of record in Instrument #1995-20161 in the Probate Office of Shelby County, Alabama.
- 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).
- 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 (affect Easement Parcel only).
- Easement Agreement recorded as Instrument #1999-16001 in the Probate Office of Shelby County, Alabama.

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.

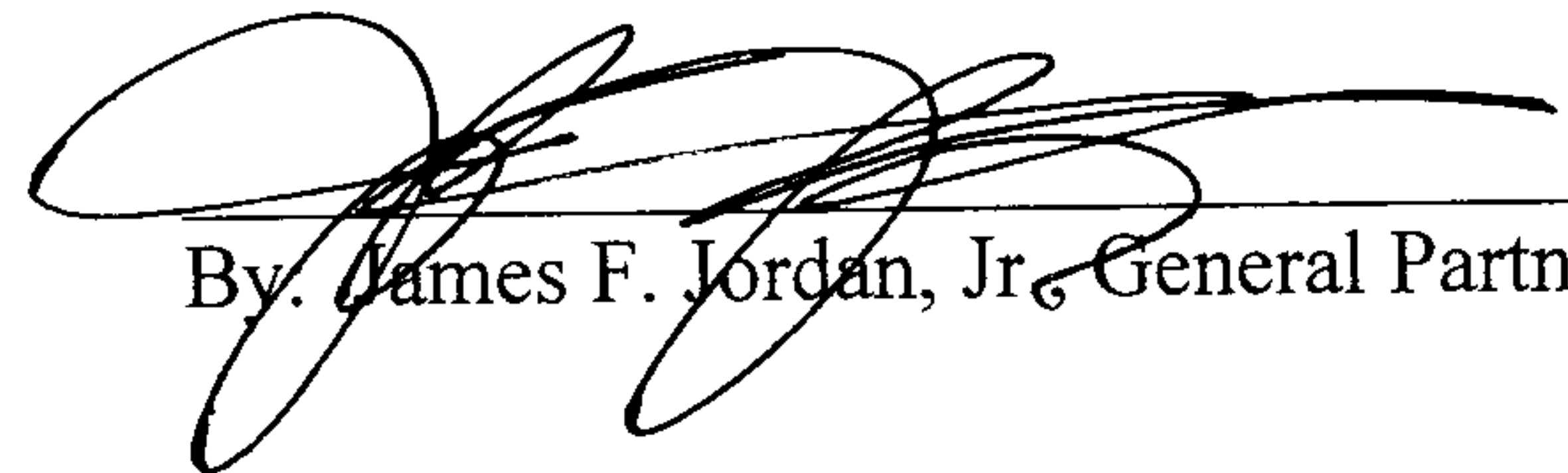
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 1st 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 1st 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 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 5196 CALDWELL MILL RD.
BIRMINGHAM, AL 35244

Date of Sale MAY 1, 2014
Total Purchase Price \$ 382,000

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
☒ 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 7-17-14

Print WM. RANDALL MAY

☐ Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1