



20020917000446590 Pg 1/3 2,517.00
Shelby Cnty Judge of Probate, AL
09/17/2002 08:00:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY:

J. Ken Thompson, Esq.
Hand Arendall, L.L.C.
900 Park Place Tower
2001 Park Place North
Birmingham, AL 35203

SEND TAX NOTICE TO:

CarMax Auto Superstores, Inc.
4900 Cox Road
Glen Allen, Virginia 23060

WARRANTY DEED

2,500,000

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, MARY WILL LOTT, a/k/a MARY W. AUREY LOTT, a married Alabama resident (herein referred to as the "GRANTOR"), does hereby grant, bargain, sell and convey unto the CARMAX AUTO SUPERSTORES, INC., a Virginia corporation (herein referred to as the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, together with all appurtenances thereto, including but not limited to any and all interest of GRANTOR in and to any portion of the adjoining right of way of Cahaba River Estates Road which may heretofore have been or may hereafter be vacated by the appropriate authorities of the State of Alabama, Shelby County, Alabama, or the City of Hoover, Alabama, to-wit:

A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 26, Township 19 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 26, Township 19 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama, thence run North 06° 42' 09" East, along the west boundary line of said quarter-quarter, for a distance of 1263.14 feet to a capped iron found on the southerly right-of-way line of Highway 150 (right-of-way width varies); thence run North 84° 28' 56" East, along said right-of-way, for a distance of 26.40 feet to a capped iron set (CA-00279) on the southwesterly right-of-way line of Cahaba River Estates (right-of-way width 50 feet); thence run South 58° 00' 25" East, along said right-of-way, for a distance of 115.46 feet to a capped iron found at the Point of Curvature of a non-tangent curve to the left, having a radius of 496.91 feet, a central angle of 24° 03' 51", a chord length of 207.17 feet and a chord bearing

Land Title

of South 70° 04' 25" East; thence continue along the arc of said curve, along said right-of-way, for a distance of 208.70 feet to the Point of Tangency of said curve; thence run South 85° 31' 32" East for a distance of 164.04 feet to a capped iron found at the Point of Curvature of a non-tangent curve to the right, having a radius of 4299.35 feet, a central angle of 02° 28' 56", a chord length of 186.25 feet and a chord bearing of South 84° 18' 45" East; thence continue along the arc of said curve, and said right-of-way for a distance of 186.26 feet to a capped iron found at the Point of Curvature of a curve to the right, having a radius of 165.79 feet, a central angle of 58° 47' 29", a chord length of 162.75 feet and a chord bearing of South 53° 40' 33" East; thence continue along the arc of said curve, and said right-of-way, for a distance of 170.12 feet to the Point of Tangency of said curve; thence run South 24° 16' 33" East for a distance of 55.84 feet to a capped iron found at the Point of Curvature of a non-tangent curve to the left, having a radius of 230.50 feet, a central angle of 41° 43' 41", a chord length of 164.19 feet and a chord bearing of South 45° 08' 01" East; thence continue along the arc of said curve, and said right-of-way, for a distance of 167.87 feet to a capped iron found; thence run South 70° 44' 05" East for a distance of 100.25 feet to a capped iron found (PLS CA00032); thence run South 49° 48' 24" West for a distance of 1,271.62 feet to a point on the south boundary line of said quarter-quarter; thence run North 83° 45' 28" West, along said south line, for a distance of 210.24 feet to the POINT OF BEGINNING. Said described tract containing 824,325 Square Feet (18.92 Acres) more or less.

The above-described real estate is subject to:

- (i) Taxes and assessments for the year 2001, and subsequent years, which are not yet due and payable; and
- (ii) Any coal, oil, gas and other mineral and mining interests and rights, and rights incidental thereto, affecting the subject property.

The above-described real estate is not homestead property.

TO HAVE AND TO HOLD unto the GRANTEE, and its legal representatives, successors and assigns, forever. The GRANTOR does for herself, and her heirs, personal representatives and assigns, hereby covenant with the GRANTEE, and its legal representatives, successors and assigns, that the GRANTOR is lawfully seized in fee simple of the said premises; that the same are free from all encumbrances, unless otherwise noted above; that the GRANTOR has good right to sell and convey the same as aforesaid; that the GRANTOR will, and her heirs, personal representatives and assigns shall, warrant and defend the same unto the GRANTEE, and its legal representatives, successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set her hand and seal
on this 13 day of September, 2002.

GRANTOR:


MARY WILL LOTT

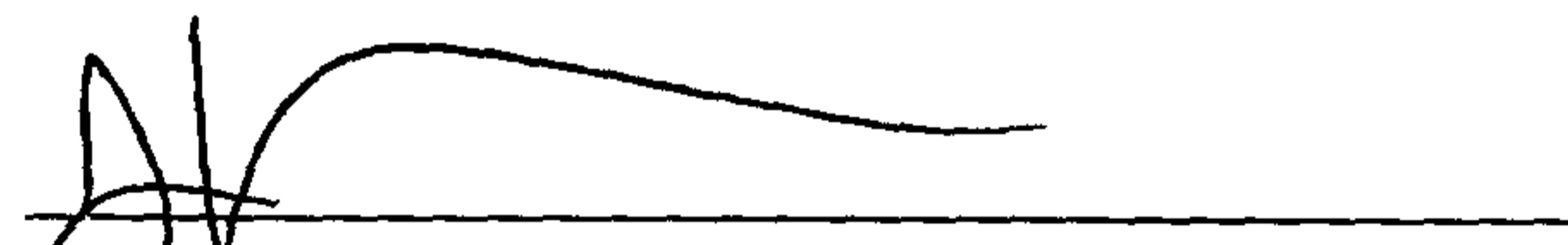
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, do hereby certify that
MARY WILL LOTT, whose name is signed to the foregoing Warranty Deed, and who is known to
me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed,
she executed the same voluntarily on the day the same bears date.

Given under my hand this 13 day of September, 2002.

{SEAL}


Notary Public
My commission expires: 04-02-2004