


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20121105000423090 1/3 \$93.00
Shelby Cnty Judge of Probate, AL
11/05/2012 11:13:15 AM FILED/CERT

Send Tax Notice to:
John W. Ferguson., Jr.
280 Shoreline Dr
Alexander City, Ala
35010

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SEVENTY-FIVE THOUSAND and no/100 DOLLARS, (**\$75,000.00**), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Carmax Auto Superstores, Inc**, grant, bargain, sell and convey unto, **John W . Ferguson and Barbara G. Ferguson**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 51, according to the survey of Eagle Wood Estates, First Sector, as recorded in Map Book 7, Page 45, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way and permits of record.

Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$ 0) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$ 0) of the aforementioned was paid by second mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

Shelby County, AL 11/05/2012
State of Alabama
Deed Tax: \$75.00

Real Estate Sales Validation Form

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

Grantor's Name Carmax
Mailing Address 1717 main St
marshfield MA
02050

Grantee's Name John W. Ferguson Sr
Mailing Address 280 Shoreline Dr
Alexander City
AL 35018

Property Address 1315 Yellowleaf Cir
Maylene AL
35114

Date of Sale 11/2/2012
Total Purchase Price \$ 75,000.00
Or
Actual Value \$ _____
Or
Assessors 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 recording.

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 evidence 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 estimated 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, Section 40-22-1 (h).

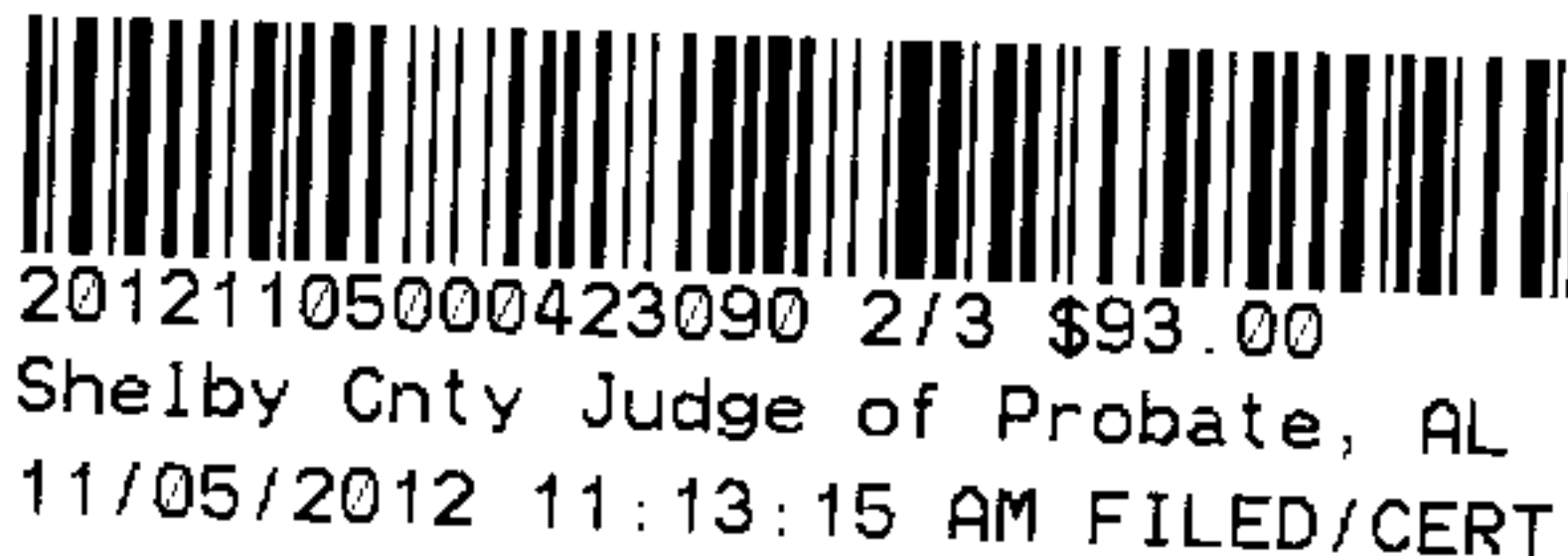
I attest to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

Date 11-2-12

Print John W. Ferguson SR.

☐ Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of Nov,
2012.

Carolyn Huxford
Carmax Auto Superstores, Inc
by: Carolyn Huxford, Manager
Corporate Relocation

STATE OF Virginia
COUNTY OF Henrico


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **
CARMAX AUTO SUPERSTORES, INC., whose name is signed to the foregoing conveyance, and who is known to
me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed
the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2012.

Paul J. Ky
Notary Public

My Commission Expires: 5/31/15

** Carolyn Huxford, as Manager of Corporate Relocation for


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