

20160922000345540  
09/22/2016 08:35:29 AM  
DEEDS 1/5

This Instrument Prepared By:

\$116,900.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.  
82 Plantation Point, PMB #206  
Fairhope, Alabama 36532  
Telephone (251)928-5856

STATE OF ALABAMA

§  
§  
§

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED SIXTEEN THOUSAND NINE HUNDRED DOLLARS AND NO/100 (\$116,900.00\_), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, **CARMAX AUTO SUPERSTORES, INC., a Virginia Corporation**, (hereinafter referred to as **GRANTOR**), does hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **AARON CLAY TUTTLE and ERIN ELIZABETH STEWART** (hereinafter referred to as **GRANTEE/S**), for and during their joint lives as joint tenants, and upon the death of either, then to the survivor, in fee simple, the following real property located in Shelby County, Alabama:

**SEE ATTACHED EXHIBIT "A"**

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its, successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTOR TO GRANTEE/S IS MADE SUBJECT TO:

1. Taxes for current and subsequent years.
2. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
3. Restrictive Covenants contained in instrument recorded in Instrument #20090916000353980 and Instrument #20080829000346770.

Easement granted Alabama Power Company by instrument recorded in Deed Book 103, Page 170; Deed Book 136, Page 330; Deed Book 129, Page 451; Deed Book 205, Page 674 and Instrument #20080829000346770.

5. Right of Way granted to Shelby County by instrument recorded in Deed Book 211, Page 620.
6. Right of Way granted Southern Natural Gas Company by instrument recorded in Deed Book 88, Page 564 and Deed Book 90, Page 241.
7. Terms, conditions, obligations, rules, regulations and by-laws of Union Station Homeowners Association, Inc., as evidenced by the Articles of Incorporation recorded in Instrument #20100126000024700.
8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

And GRANTOR does for itself and for its successors and assigns, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that it is lawfully seized of an indefeasible estate in fee simple of said premises; that it is in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal on this 28  
day of July 2016.

CARMAX AUTO SUPERSTORES, INC.

By: Carolyn Huxford

Its: Carolyn Huxford  
Manager, Relocation

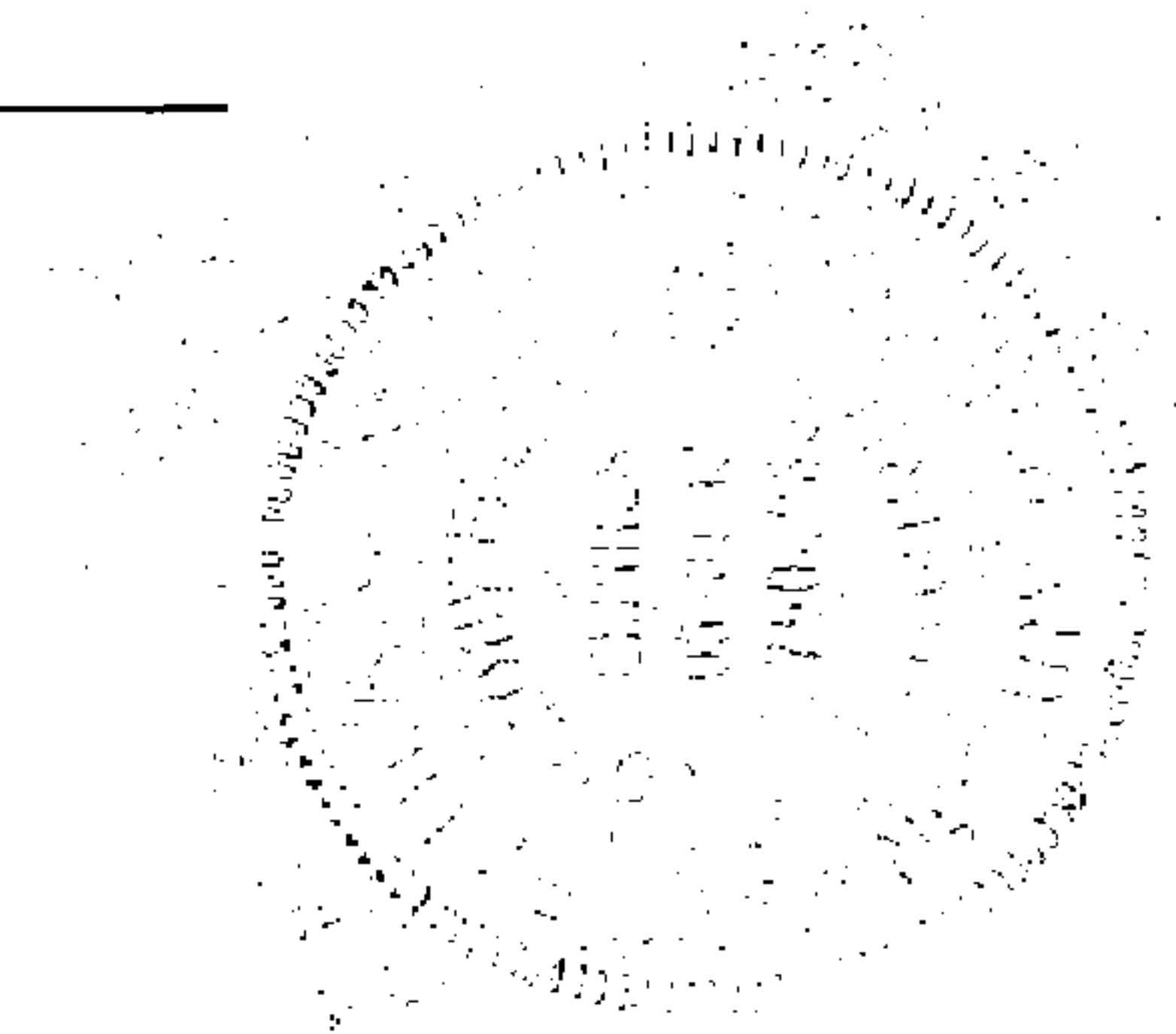
STATE OF Virginia  
COUNTY OF Henrico

I, the undersigned Notary Public, in and for said State, hereby certify that Carolyn Huxford, whose name is signed to the foregoing conveyance as manager of CARMAX AUTO SUPERSTORES, INC, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance and in his/her capacity as Manager of CARMAX AUTO SUPERSTORES, INC., and on behalf of CARMAX AUTO SUPERSTORES, INC., as its act and deed, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of July, 2016.  
(AFFIX NOTARIAL SEAL)

Paul J. K.  
NOTARY PUBLIC  
My Commission Expires: 5-31-19

PROPERTY ADDRESS:  
379 Union Station Way  
Calera, Alabama 35040



GRANTEE'S ADDRESS:

\_\_\_\_\_  
\_\_\_\_\_

GRANTOR'S ADDRESS:

1717 Main St  
Marshfield MA 02050

EXHIBIT "A"

LOT 47, ACCORDING TO THE SURVEY OF UNION STATION, PHASE I, AS RECORDED IN  
MAP BOOK 41, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**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 Auto Superstores, Inc.	Grantee's Name	Aaron Clay Tuttle Erin Elizabeth Stewart
Mailing Address	1717 Main St Marshfield, MA 02050	Mailing Address	379 Union Station Way Calera, AL 35040
Property Address	379 Union Station Way Calera, AL 35040	Date of Sale	September 19, 2016
		Total Purchase Price	\$116,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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 of 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 September 19, 2016Print Aaron Clay Tuttle**Unattested**Sign Aaron Clay Tuttle

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/22/2016 08:35:29 AM  
\$31.00 CHERRY  
20160922000345540