

This Instrument Prepared By:

\$ 300,000.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.

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

20180807000281100

08/07/2018 02:08:36 PM

DEEDS 1/5

STATE OF ALABAMA

§
§
§

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THREE HUNDRED
THOUSAND DOLLARS AND NO/100 (\$300,000.00), good and valuable
consideration, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,
JASON GALLACHER and EMA GALLACHER, husband and wife, (hereinafter referred to as
GRANTORS), do hereby, subject to the matters, limitations, and exceptions hereinafter
described, GRANT, BARGAIN, SELL, AND CONVEY unto **CARMAX AUTO SUPERSTORES,**
INC., a Virginia Corporation, (hereinafter referred to as **GRANTEE**), 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 as set out hereinabove, its,
successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE 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. Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector by Chelsea Park Residential Association, Inc. and recorded in Instrument No. 20061229000634370 and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th

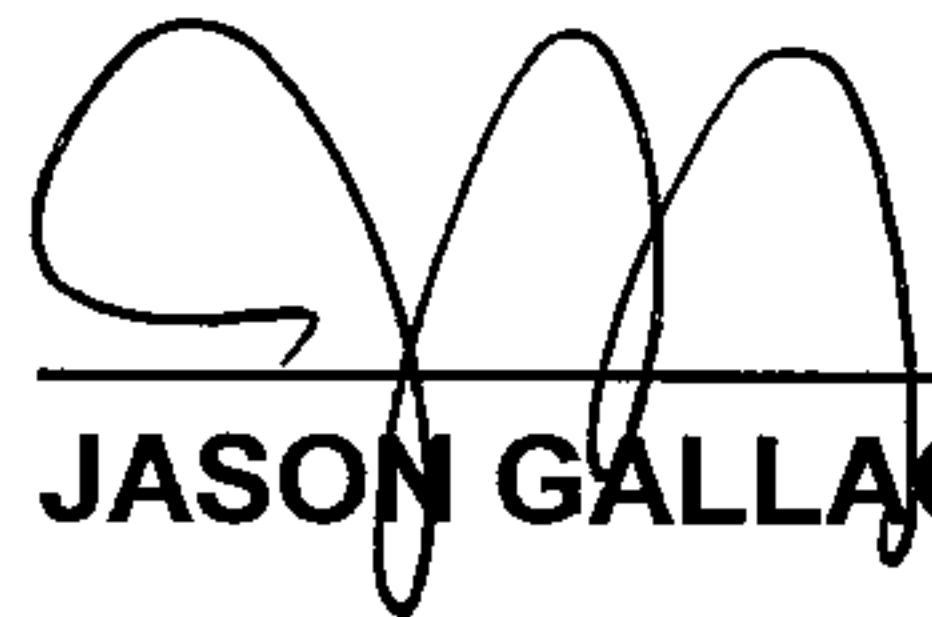
Sector as recorded in Instrument No. 20151230000442850.

4. Easement granted Alabama Power Company by instrument recorded in Instrument No. 20151105000384560.
5. Memorandum of Sewer Service Agreements regarding Chelsea Park in favor of Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427750.
6. Transmission line permit to Alabama Power Company as recorded in Deed Book 112, Page 111, Deed Book 107, Page 565, Deed Book 131, Page 491 and Deed Book 194, Page 49.
7. Covenants, conditions, restrictions, liens and assessments set forth in the Chelsea Park Improvements District Three Articles of Incorporation as recorded in Instrument No. 20041223000699640 and Notice of Final Assessment of Real Property as recorded in Instrument No. 20050209000065540.
8. Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in instrument recorded in Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama.
9. Terms, conditions, obligations, rules, regulations and by-laws of Chelsea Park Residential Association, Inc. as evidenced by the Articles of Incorporation recorded in Instrument No. 200413/8336, in the Probate Office of Jefferson County, Alabama.
10. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ligite, 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 we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE, as well as with its successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are 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 we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE, AND TO ITS SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have executed this instrument under seal on this

7th day of June, 2018.


JASON GALLACHER



EMA GALLACHER

STATE OF Georgia
COUNTY OF Gwinnett

I, the undersigned Notary Public, in and for said State, hereby certify that, **JASON GALLACHER**, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of June, 2018.
(AFFIX NOTARIAL SEAL)

STATE OF Georgia
COUNTY OF Gwinnett



NOTARY PUBLIC
My Commission Expires: 3/9/21
RITA C HIGHLANDER
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Mar. 9, 2021

I, the undersigned Notary Public, in and for said State, hereby certify that, **EMA GALLACHER**, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of June, 2018.
(AFFIX NOTARIAL SEAL)

PROPERTY ADDRESS:
335 Crossbridge Rd.
Chelsea, Alabama 35043

GRANTEE'S ADDRESS:


NOTARY PUBLIC
My Commission Expires: 3/9/21

RITA C HIGHLANDER
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Mar. 9, 2021

GRANTOR'S ADDRESS:

EXHIBIT "A"

LOT 7-151, ACCORDING TO THE SURVEY OF CHELSEA PARK 7TH SECTOR, SECOND ADDITION, GRAYSON PLACE NEIGHBORHOOD, AS RECORDED IN MAP BOOK 45, PAGE 97, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, FILED FOR RECORD AS INSTRUMENT NO. 20041014000566950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 7TH SECTOR AS RECORDED AS INSTRUMENT NO. 20061229000634370, AND SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 7TH SECTOR AS RECORDED IN INSTRUMENT NO. 20151230000442850 (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

Real Estate Sales Validation Form

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

Grantor's Name
Mailing AddressJason Gallacher
Ema GallacherGrantee's Name
Mailing AddressCar Max Auto Superstores
3 Fox Road
Plymouth, MA. 02360

Property Address

335 Crossbridge Rd.
Chelsea, MI. 48018

Date of Sale

June 7th 2018

Total Purchase Price \$

300,000.00

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)

☒ 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

6/7/18

Unattested

(verified by)

Print

Dawn Bagwell for David P. Condon PC.

Sign

Dawn Bagwell

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/07/2018 02:08:36 PM
\$337.00 CHERRY
20180807000281100