

This Instrument Prepared By:

\$258,000.00 (Purchase Price)



HARPOLE LAW, LLC

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

20200227000077710

02/27/2020 01:44:30 PM

DEEDS 1/4

STATE OF ALABAMA

§
§
§

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED AND FIFTY EIGHT THOUSAND DOLLARS AND NO/100 (\$258,000.00), good and valuable consideration, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **DANYAL L. GRAHAM and ALISHA G. GRAHAM, 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 Protective Covenants contained in instrument(s) recorded in Instrument No. 20030730000490750.

4. Easement granted Alabama Power Company by instrument recorded in Instrument No. 20031001000651140.
5. Terms, conditions, obligations, rules, regulations and by-laws of Panther Ridge Homeowners Association, Inc. as evidenced by the Articles of Incorporation recorded in Instrument No. 20081114000440930.
6. 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. It is the intent of the Grantors to convey any such interest which they may own.

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
17 day of January, 2020.


DANYAL L. GRAHAM


ALISHA G. GRAHAM

STATE OF Georgia
COUNTY OF Fulton

Danyal L. Graham

I, the undersigned Notary Public, in and for said State, hereby certify that, **DANYAL L. GRAHAM**, husband of Alisha G. Graham, 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 17 day of January, 2020
(AFFIX NOTARIAL SEAL)

Official Seal
Nimesh J. Parikh
Notary Public, Fulton County, Georgia
My Commission Expires February 27, 2022

Nimesh J. Parikh
NOTARY PUBLIC
My Commission Expires: 02/27/2022

STATE OF Georgia
COUNTY OF Fulton

Alisha G. Graham

I, the undersigned Notary Public, in and for said State, hereby certify that, **ALISHA G. GRAHAM**, wife of Danyal L. Graham, 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 17 day of January, 2020.
(AFFIX NOTARIAL SEAL)

Official Seal
Nimesh J. Parikh
Notary Public, Fulton County, Georgia
My Commission Expires February 27, 2022

Nimesh J. Parikh
NOTARY PUBLIC
My Commission Expires: 02/27/2022

PROPERTY ADDRESS:

103 Victory Trail
Pelham, Alabama 35124

GRANTEE'S ADDRESS:

12800 Tuckahoe Creek Parkway
Richmond, VA 23238

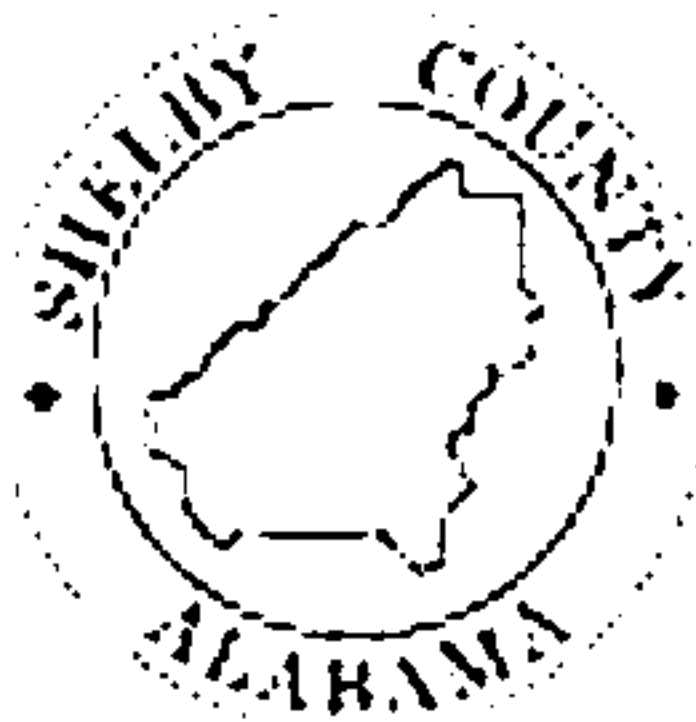
GRANTOR'S ADDRESS:

103 Victory Trail
Pelham, AL 35124

THIS DEED SHALL BE MADE EFFECTIVE AS OF: 2-7-2020

EXHIBIT "A"

**LOT 46, ACCORDING TO THE MAP AND SURVEY OF PANTHER RIDGE, RECORDED IN
MAP BOOK 31, PAGE 118, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY
COUNTY, ALABAMA.**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2020 01:44:30 PM
\$289.00 CHARITY
20200227000077710

Allen S. Bayl