

This Instrument Prepared By:

**\$ 258,000.00 (Purchase Price)**

**\$263,934.00 (Mortgage Amount)**



**HARPOLE LAW, LLC**

**Ann Harpole, Esq.**

82 Plantation Point, PMB #206

Fairhope, Alabama 36532

Telephone (251) 928-5856

**20200227000077720**

**02/27/2020 01:44:31 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/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 **BRANDON ANTHONY AVILA AND JENNIFER BROOKSHIRE AVILA, FOR AND DURING THEIR JOINT LIVES AS JOINT TENANTS AND UPON THE DEATH OF EITHER, THEN TO THE SURVIVOR IN FEE SIMPLE**, (hereinafter referred to as **GRANTEE/S**), 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. 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 Grantor to convey any such interest it may own.

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 22 day of January 2020.

CARMAX AUTO SUPERSTORES, INC.

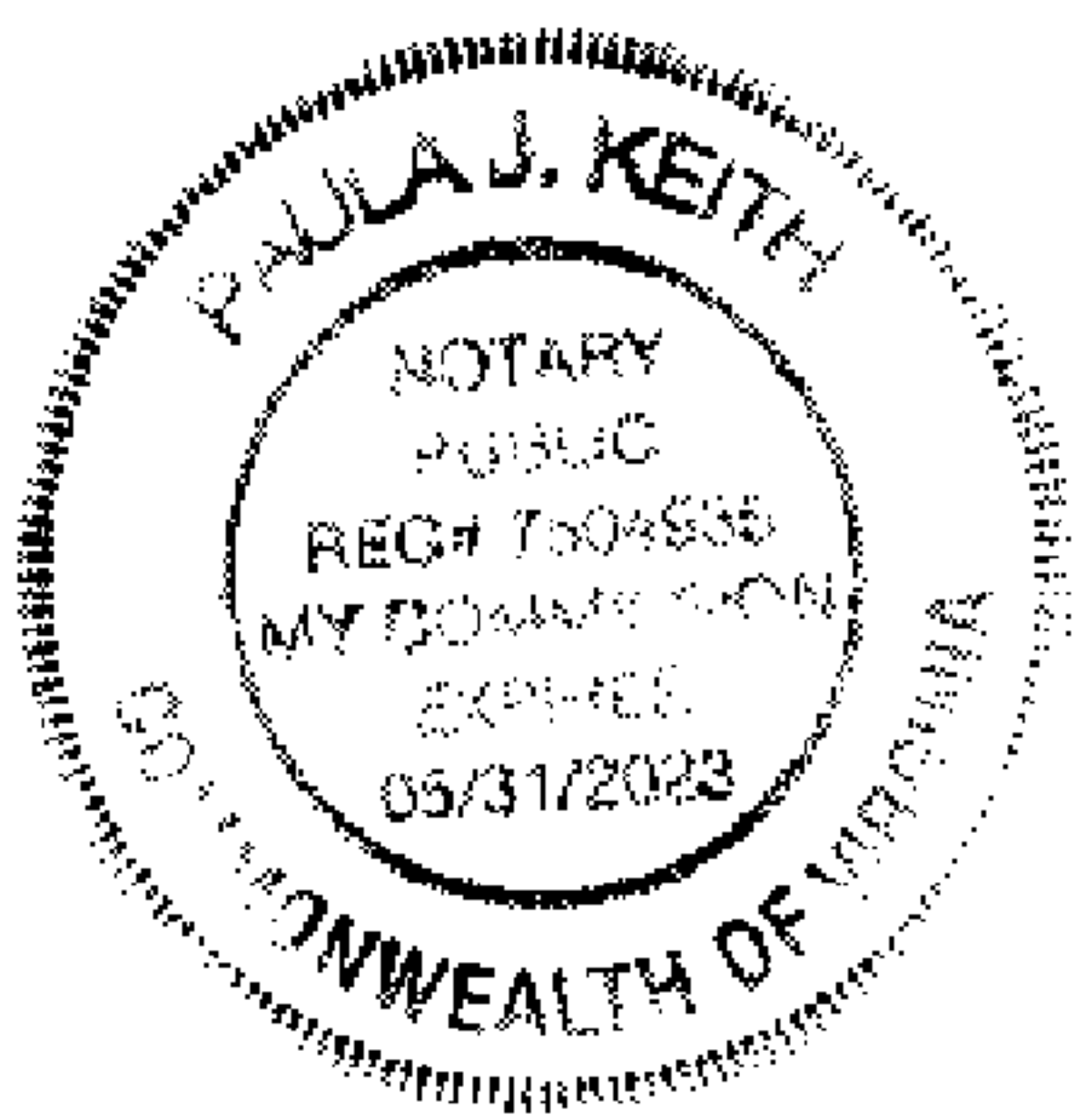
By: [Signature]

Its: Manager, Relocation

STATE OF Virginia  
 COUNTY OF Henrico

I, the undersigned Notary Public, in and for said State, hereby certify that Beth  
Hernandez, 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  
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 22 day of January, 2020  
 (AFFIX NOTARIAL SEAL)



Paula J. Keith  
 NOTARY PUBLIC  
 My Commission Expires: 5/31/23

**PROPERTY ADDRESS:**

103 Victory Trail  
Pelham, Alabama 35124

**GRANTEE'S ADDRESS:**

237 Forest Village Ln  
Alabaster, AL 35007

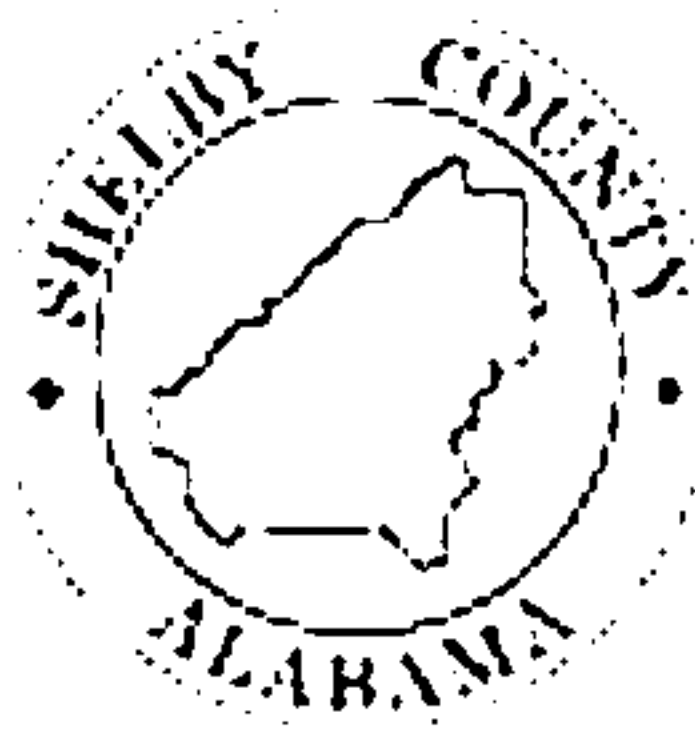
**GRANTOR'S ADDRESS:**

12800 Tuckahoe Creek Parkway  
Richmond, VA 23238

THIS DEED SHALL BE 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 01:44:31 PM  
\$32.00 CHARITY  
20200227000077720

*Allen S. Bayl*