
20200603000223310 1/5 \$1059.00
Shelby Cnty Judge of Probate, AL
06/03/2020 12:54:15 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notices to:
LGI Homes, Inc..
1450 Lake Robbins Drive
Suite 430
The Woodlands, TX 77380
Attn: Sandra Castillo

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **STARS & STRIPES 3M, LLC**, an Alabama limited liability company ("Grantor"), in hand paid by **LGI HOMES - ALABAMA, LLC**, an Alabama limited liability company ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

Grantor hereby covenants and agrees with Grantee, and its successors and assigns, that Grantor, and its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Stars & Stripes 3M, LLC	LGI Homes - Alabama, LLC
1123 Zonolite Road NE, Suite 30	695 Mansell Road, Suite 220
Atlanta, Georgia 30306	Roswell, GA 30076
Attention: Sebastian Drapac	Attention: Anthony Pourhassan

Property Address:	Lexington Parc, Shelby County, Alabama
Date of Sale:	May 29, 2020
Total Purchase Price:	\$1,025,000.00
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/>

[Signature(s) on following page(s)]



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IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of May 29, 2020.

GRANTOR:

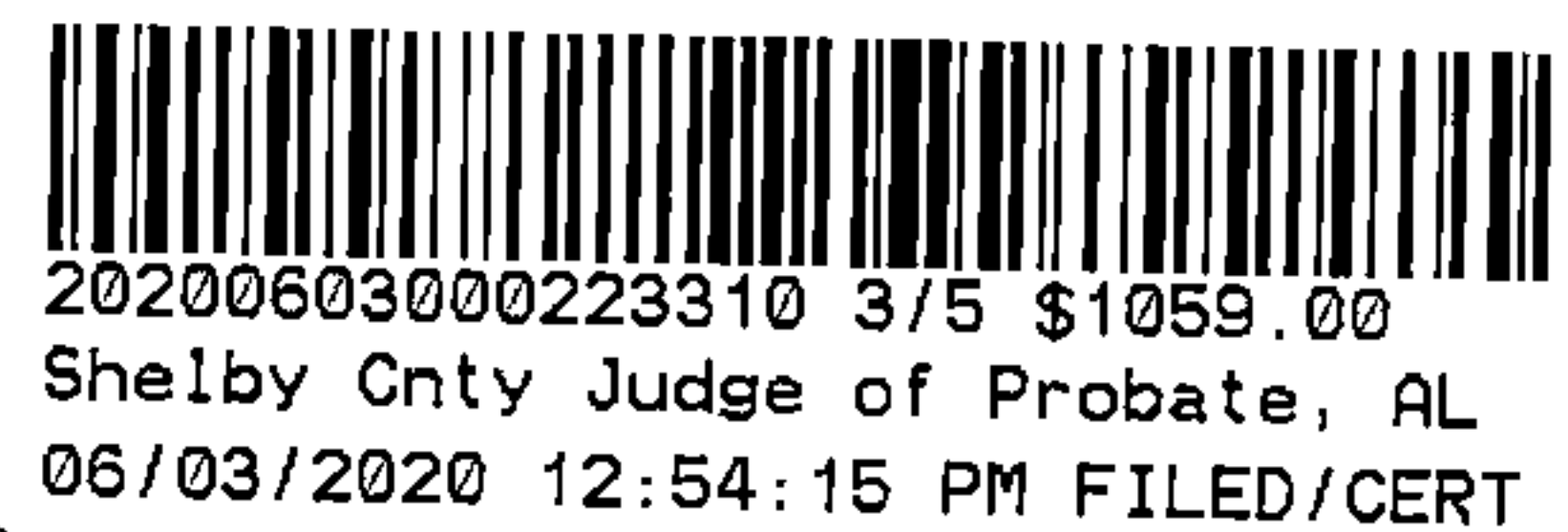
STARS & STRIPES 3M, LLC,
an Alabama limited liability company

By: DSSIII Holding Co, LLC,
a Delaware limited liability company
Its Managing Member

By: 
Name: Costa Alexiou
Title: Manager

STATE OF GEORGIA

COUNTY OF FULTON



I, the undersigned Notary Public in and for said County in said State, hereby certify that Costa Alexiou, whose name as Manager of DSSIII Holding Co, LLC, a Delaware limited liability company, as Managing Member of **STARS & STRIPES 3M, LLC**, an Alabama limited liability company, is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing document, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 27th day of May, 2020.


Notary Public

AFFIX SEAL

My commission expires: 11/22/21

This Instrument Prepared By:

Matthew W. Grill, Esq.
Maynard, Cooper & Gale, PC
1901 Sixth Avenue North
2400 Regions Harbert Plaza
Birmingham, Alabama 35203

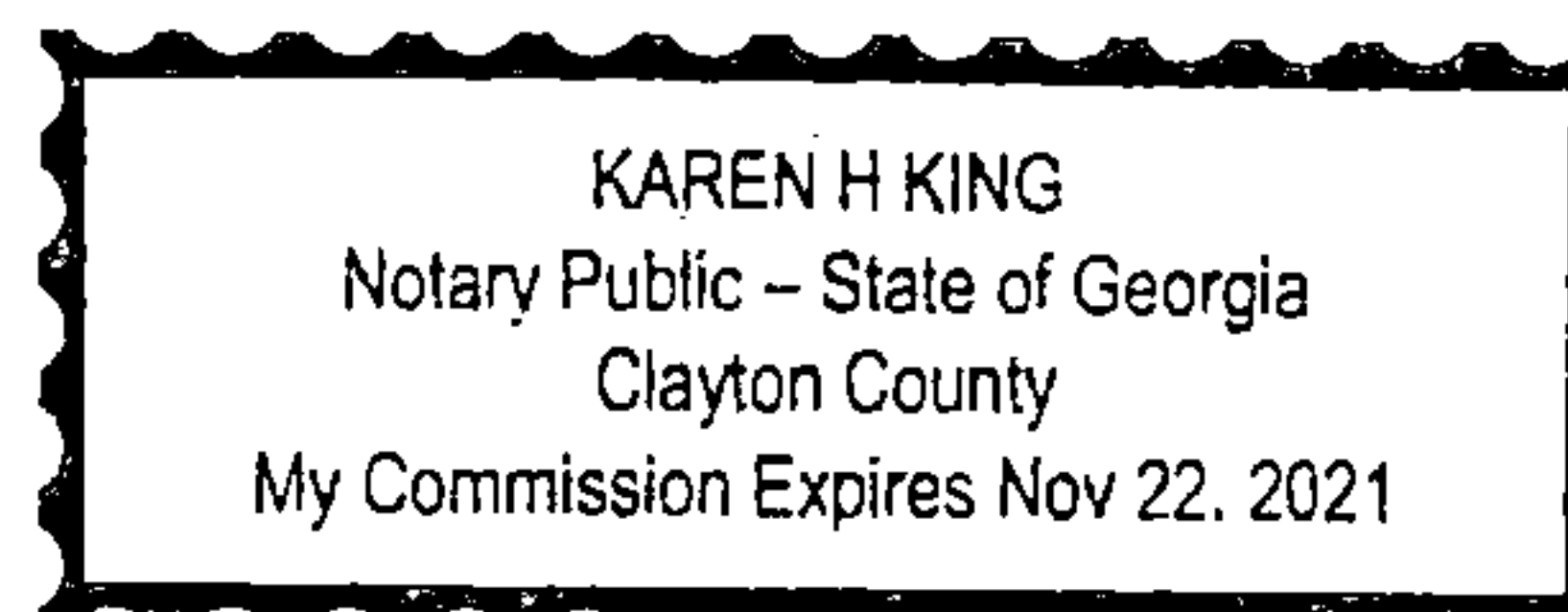


EXHIBIT A

Description of the Property

Lots 107, 108, 109, 110, 111, 112, 113, 114, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, and 182 according to the map of Lexington Parc, Sector 3, as recorded in Map Book 52, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama.

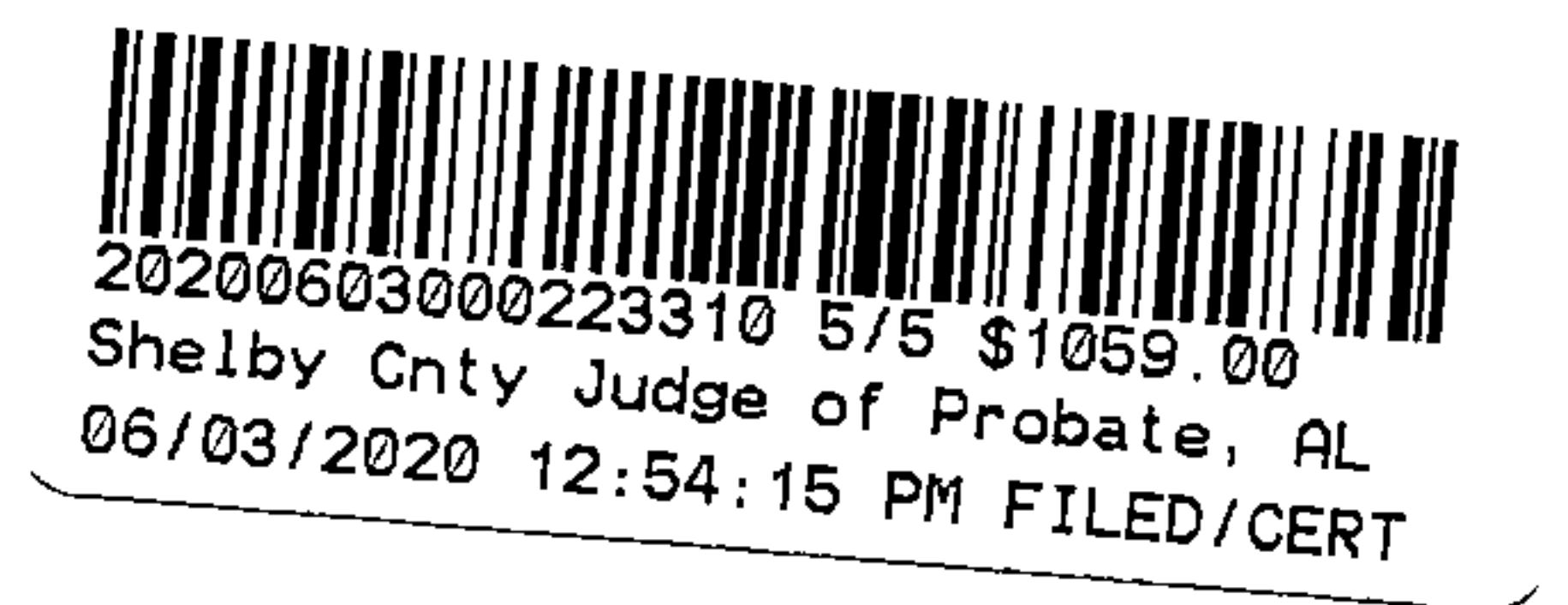


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EXHIBIT B

Exceptions

1. Taxes for the year 2020 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
3. Subject to any easements, restrictions and setback lines that may be noted on the plat recorded in Plat Book 52, Page 62, in the Office of the Judge of Probate, Shelby County, Alabama.
4. Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision granted to Alabama Power Company and recorded as Instrument No. 20071108000516960, in the Office of the Judge of Probate, Shelby County, Alabama.
5. Covenants, restrictions, reservations, limitations, conditions, uses, agreements, easements, options and other provisions contained in that certain Declaration of Protective Covenants for Lexington Parc, 1st Sector, recorded as Instrument No. 20070501000200350, as assigned pursuant to that certain Assignment of Declarant's Rights, Developer's Rights, and Other Intangible Rights for Lexington Parc between Lexington Parc Development, L.L.C. and Stars & Stripes 3M, LLC, recorded as Instrument No. 20191029000399570, as amended pursuant to that certain First Amendment to Declaration of Protective Covenants for Lexington Parc, recorded as Instrument No. 20200311000096980, all in the Office of the Judge of Probate, Shelby County, Alabama.
6. Easement per Warranty Deed dated September 4, 1976, and recorded in Official Records Book 300, Page 729 (Instrument No. 19760907000085560), in the Office of the Judge of Probate, Shelby County, Alabama.
7. Quitclaim Deed conveying 30 foot road right of way, recorded as Instrument No, 20040405000171030, in the Office of the Judge of Probate, Shelby County, Alabama.
8. Grant of 30 foot easement granted to Nathan S. Stamps and recorded as Instrument No. 20051202000623970, in the Office of the Judge of Probate, Shelby County, Alabama.
9. Easement for the Construction, Operation and Maintenance of a Sanitary Sewer Line, recorded as Instrument No. 20060609000275960, in the Office of the Judge of Probate, Shelby County, Alabama.



Shelby County, AL 06/03/2020
State of Alabama
Deed Tax: \$1025.00