

20201026000486570
10/26/2020 01:46:34 PM
DEEDS 1/3

AFTER RECORDING RETURN TO:
McDonnell and Associates, PA
949 East Main St Suite B
Lexington, SC 29072
File No. BOOMAL-AL-20428474

MAIL TAX STATEMENTS TO:
Thomas Whitten and Karron Whitten
1076 Pilgrim Lane, Montevallo, AL 35115

This document prepared by:
Yu Huang, Esq.
One Perimeter Park South, Suite 100 N
Birmingham, AL 35243
866-931-8793

Source of Title

Deed Book 20200311000096990

Page _____

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF **Shelby**

THIS DEED made and entered into on this 21st day of October, 2020, by and between **LGI Homes - Alabama, an Alabama Limited Liability Company**, a mailing address of 1450 Lake Robbins Drive, Suite 430, The Woodlands, TX 77380 hereinafter referred to as Grantor(s) and **Thomas Whitten and Karron Whitten**, a mailing address of 1076 Pilgrim Lane, Montevallo, AL 35115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of **Two Hundred Thirty Six Thousand Nine Hundred Dollars and No Cents** And 00/100 (\$236,900.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in **Shelby County, Alabama**:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: **1076 Pilgrim Lane, Montevallo, AL 35115**

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 21st day of October, 2020.

LGI Homes – Alabama, LLC, an Alabama Limited Liability Company

By: [Signature]
Print Name: Don Thompson
Title: Sales Manager

STATE OF AL
COUNTY OF Shelby

I, Kayla Suggs, a Notary Public, in and for said County in said State, hereby certify that Don Thompson, whose name as Sales Manager of LGI Homes - Alabama, LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said LGI Homes Alabama LLC.

Given under my hand and seal this the 21st day of October, 2020.

[Signature]

NOTARY PUBLIC

My commission expires: 7/31/2022

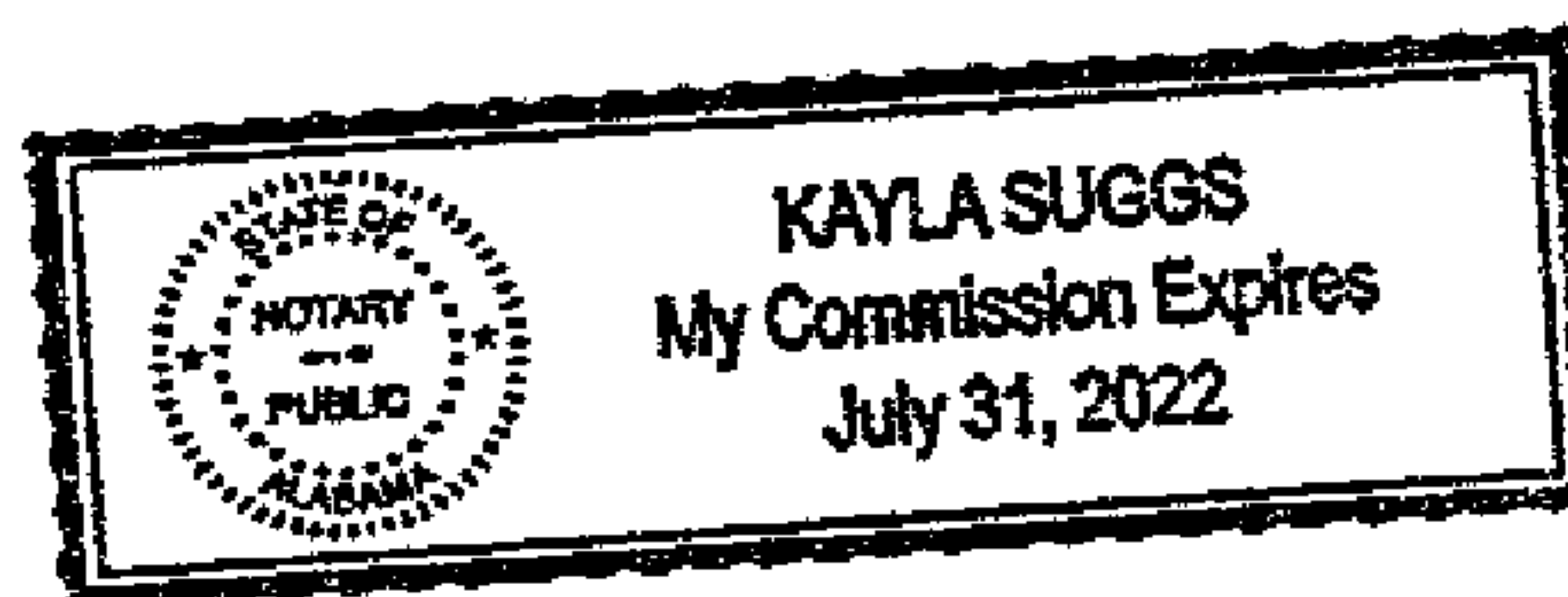


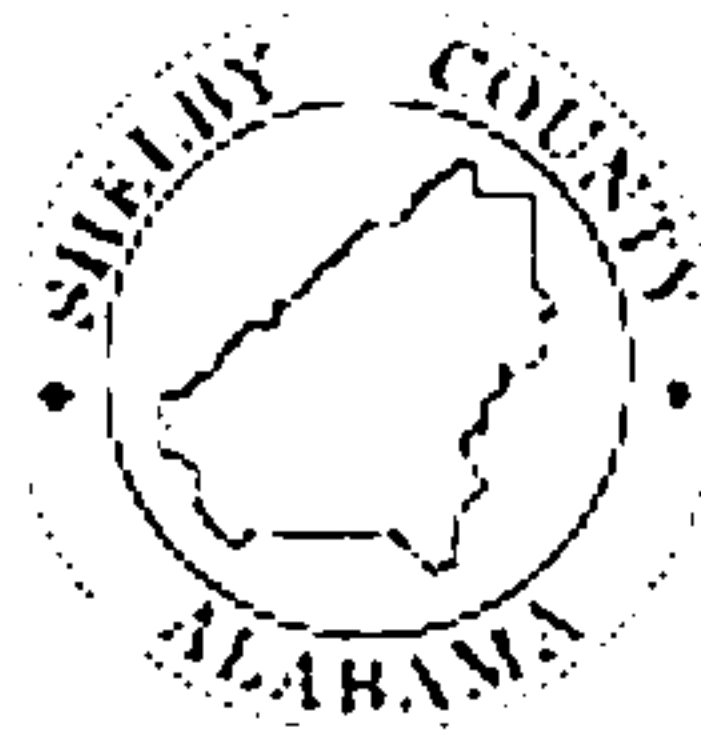
EXHIBIT A
LEGAL DESCRIPTION

Lot 20 according to the map of Lexington Parc, Sector 2, as recorded in Map Book 42, Page 28, and re-recorded in Map Book 42, Page 29, in the Office of the Judge of Probate of Shelby County, Alabama.

Being the same property conveyed to LGI Homes - Alabama, LLC, an Alabama limited liability company by deed of Stars & Stripes 3M, LLC, an Alabama limited liability company dated May 9, 2020 and recorded September 11, 2020 in Book 20200311000096990 at Page in the Office of the Judge of Probate of Shelby County, AL.

Parcel ID Number: 27 1 02 0 005 044.000

Property commonly known as: 1076 Pilgrim Lane, Montevallo, AL 35115



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/26/2020 01:46:34 PM
\$29.00 JESSICA
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Allen S. Beal