

AFTER RECORDING RETURN TO:
McDonnell and Associates, PA
115-B Library Hill Lane
Lexington, SC 29072
File No. BOOMAL-AL-20446256

MAIL TAX STATEMENTS TO:
CF KL Assets 2019-1, LLC
1345 Avenue of the Americas 46th Floor
New York, NY 10105

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 30th day of November, 2020, by and between **LGI Homes - Alabama, LLC**, a mailing address of 1450 Lake Robbins Drive, Suite 430, The Woodlands, TX 77380 hereinafter referred to as Grantor(s) and **CF KL Assets 2019-1 LLC, a Delaware limited liability company** a mailing address of 1345 Avenue of the Americas 46th Floor, New York, NY 10105, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Four Hundred Seventy-One Thousand Three Hundred Ten and 00/100 (\$471,310.00) 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:

Lots 11 & 14 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 March 9, 2020 and recorded March 11, 2020 in Document No. 20200311000096990 at Page in the Office of the Register of Deeds for Shelby County, AL.

Thereafter, being the same property conveyed to CF KL Assests 2019-1, LLC by deed of LGI Homes - Alabama, LLC dated November 30, 2020 and to be recorded simultaneously herewith in the land records of Shelby, AL.

Parcel ID Number: 27-1-02-0-005-035.000

Property commonly known as: 1040 & 1052 Pilgrim Lane, Montevalle, AL 35115

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, 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, this instrument was executed by the undersigned Grantor on this the 30th day of November, 2020.

LGI Homes - Alabama, LLC

By: Trevor Miles

Print Name: Trevor Miles

Title: Authorized Agent

STATE OF Texas
COUNTY OF Montgomery

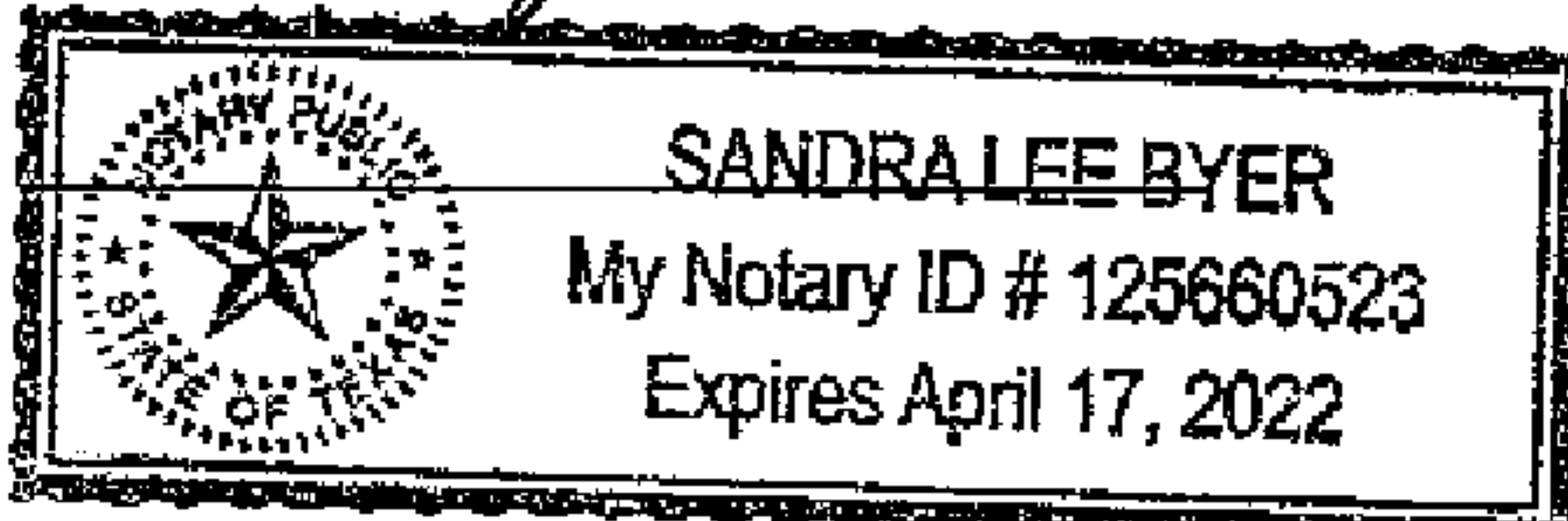
I, Sandra Lee Byer, a Notary Public, in and for said County in said State, hereby certify that Trevor Miles, whose name as Authorized Agent of LGI Homes - Alabama, LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents 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 30th day of November, 2020.

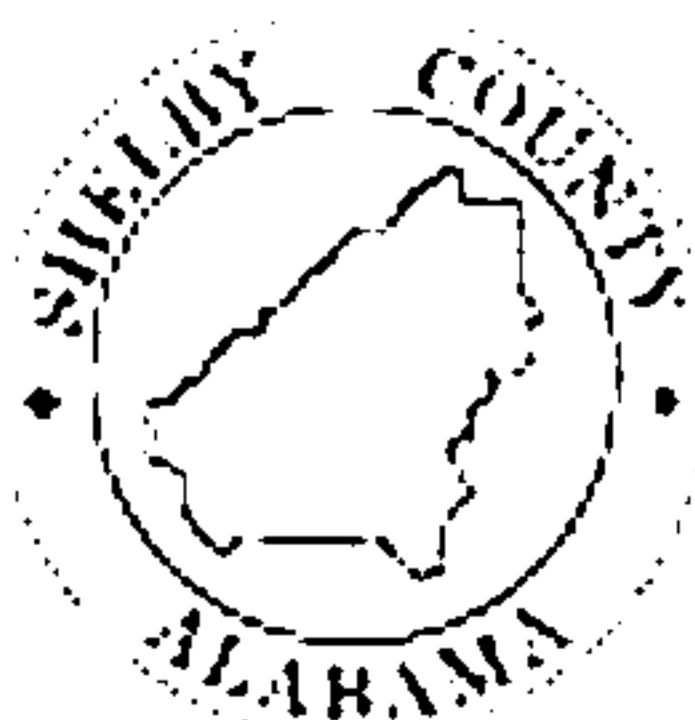
Sandra Lee Byer

NOTARY PUBLIC

My commission expires:



No title exam performed by the preparer. Legal description and party's names provided by the party.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2020 08:15:00 AM
\$496.50 CHARITY
20201208000559710

Allen S. Byrd