

20201223000589580
12/23/2020 10:00:55 AM
DEEDS 1/3

AFTER RECORDING RETURN TO:
McDonnell and Associates, PA
949 East Main St Suite B
Lexington, SC 29072
File No. **BOOMAL-AL-20448941**

Source of Title

Deed Book 20200311000096990

MAIL TAX STATEMENTS TO:
Elizabeth Sidwell
1068 Pilgrim Lane, Montevallo, AL 35115

Page _____

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

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF **Shelby**

THIS DEED made and entered into on this 18th day of December, 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 **Elizabeth Sidwell**, a mailing address of **1068 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 Thousand Nine Hundred Dollars and No Cents** And 00/100 (\$230,900.00) 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: **1068 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 18th day of December, 2020.

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

By: [Signature]

Print Name: Mark Durkin

Title: Sales Manager

STATE OF Alabama
COUNTY OF Shelby

I, Yu Huang, a Notary Public, in and for said County in said State, hereby certify that Mark Durkin, 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 Special Warranty Deed.

Given under my hand and seal this the 18th day of December, 2020

[Signature]

NOTARY PUBLIC

My commission expires: _____

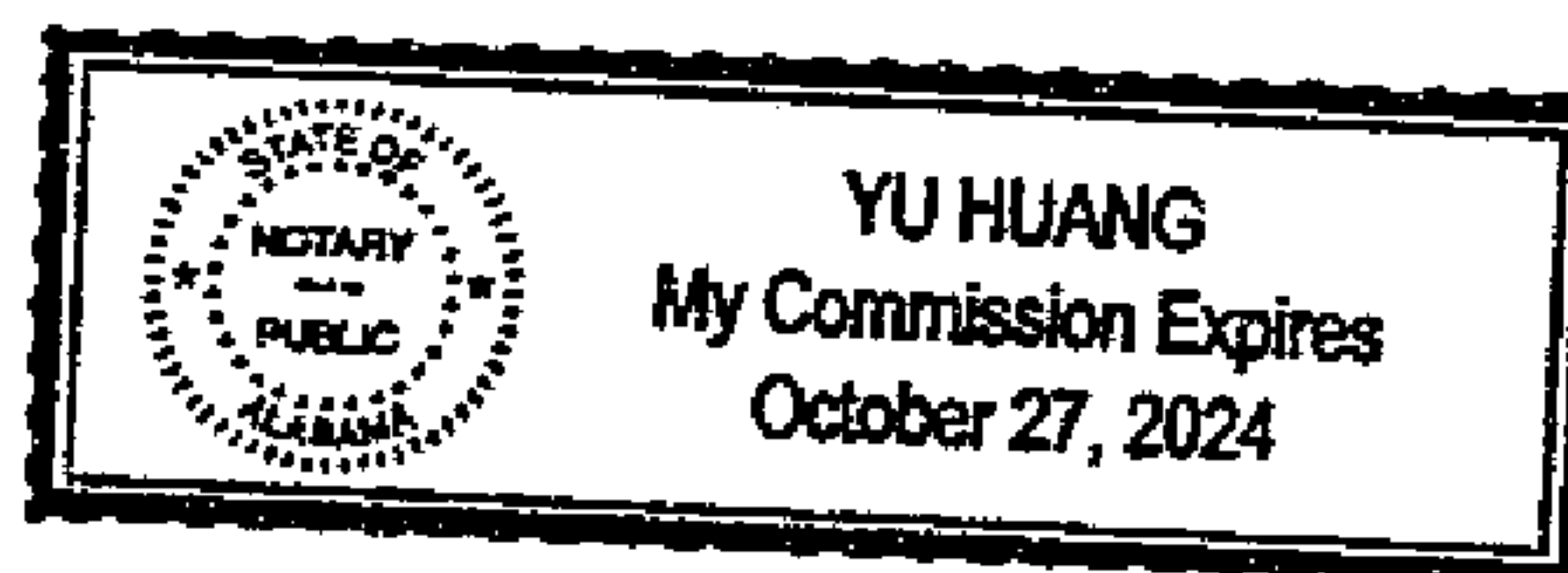


EXHIBIT A
LEGAL DESCRIPTION

Lot 18 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 Book 20200311000096990 at Page in the Office of the Judge of Probate of Shelby County, AL.

Parcel ID Number: 27 1 02 0 005 042.000

Property commonly known as: 1068 Pilgrim Lane, Montevallo, AL 35115



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/23/2020 10:00:55 AM
\$77.00 CHERRY
20201223000589580

Allen S. Bayl