

AFTER RECORDING RETURN TO:
McDonnell and Associates, PA
949 East Main St Suite B
Lexington, SC 29072
File No. **BOOMAL-AL-21479481**

Source of Title

Deed Book 20200603000223310

Page _____

MAIL TAX STATEMENTS TO:
CF KL Assets 2021-1, LLC, a Delaware Limited Liability Company
875 N Michigan Ave Ste. 3218, Chicago, IL 60611

This document prepared by:
Yu Huang, Esq.
2442 Devine Street
Columbia, SC 29205
866-931-8793

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF **Shelby**

THIS DEED made and entered into on this 19th day of March, 2021, 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 **CF KL Assets 2021-1, LLC, a Delaware Limited Liability Company**, a mailing address of **1123, 1131, 1134, 1138, 1139 & 1142 Freedom Parkway, Montevallo, AL 35115**, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of **One Million Four Hundred Forty One Thousand Four Hundred Ninety One Dollars and No Cents** And 00/100 (\$1,441,491.00) 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: **1123, 1131, 1134, 1138, 1139 & 1142 Freedom Parkway, 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 19th day of March, 2021.

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

By: [Signature]
Print Name: Charles Meridian
Title: Authorized Agent

STATE OF Texas
COUNTY OF Montgomery

I, Megan Alexandra Babcock, a Notary Public, in and for said County in said State, hereby certify that Charles Meridian, 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 _____.

Given under my hand and seal this the 19th day of March, 2021

Megan Alexandra Babcock
NOTARY PUBLIC
My commission expires: 12/18/2024

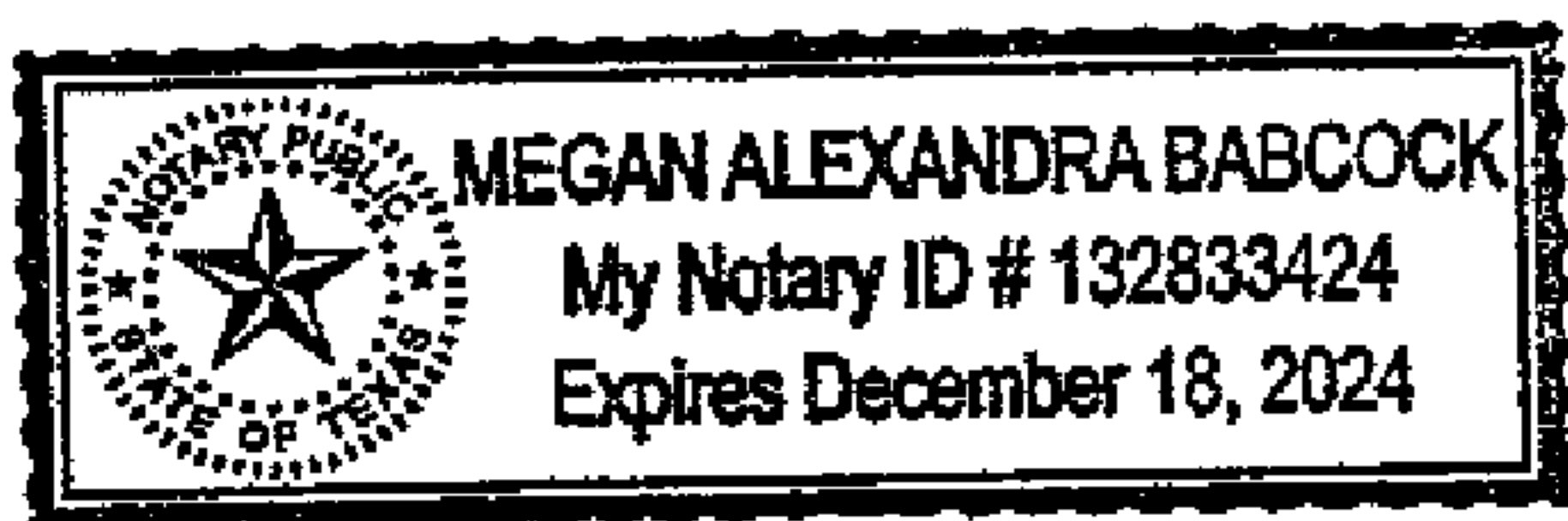


EXHIBIT A
LEGAL DESCRIPTION

Lots 108, 110, 112, 113, 114, and 174 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.

Being the same property conveyed to LGI Homes - Alabama, LLC by deed of Stars & Stripes 3M, LLC dated May 29, 2020 and recorded June 3, 2020 in in the Office of the Judge of Probate of Shelby County, AL.

Parcel ID Number: Out of 27 1 02 0 005 032.000 (Lot 174), Out of 27 1 02 0 005 033.000, (Lots 110, 112, 113, 108, 114)

Property commonly known as: 1123, 1131, 1134, 1138, 1139 & 1142 Freedom Parkway, Montevallo, AL 35115



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/29/2021 01:47:46 PM
\$1469.50 CHERRY
20210329000155030

Allen S. Bayl