

AFTER RECORDING RETURN TO:
McDonnell and Associates, PA
949 East Main St Suite B
Lexington, SC 29072
File No. BOOMAL-AL-21481564

Source of Title

Deed Book _____

Page 20200603060223310

MAIL TAX STATEMENTS TO:
Shannon Steele and Joshua Robinson
1127 Freedom Parkway, Montevallo, AL 35115

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 15 day of April, 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 **Shannon Steele and Joshua Robinson**, a mailing address of **1127 Freedom Parkway, 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: **1127 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 15 day of April, 2021.

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

By: [Signature]

Print Name: Dan Thompson

Title: Sales Manager

STATE OF AL
COUNTY OF Jefferson

I, Corrie Musgrove, a Notary Public, in and for said County in said State, hereby certify that Dan 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 15 day of April, 2021.

[Signature]
NOTARY PUBLIC
My commission expires: 03/21/2023

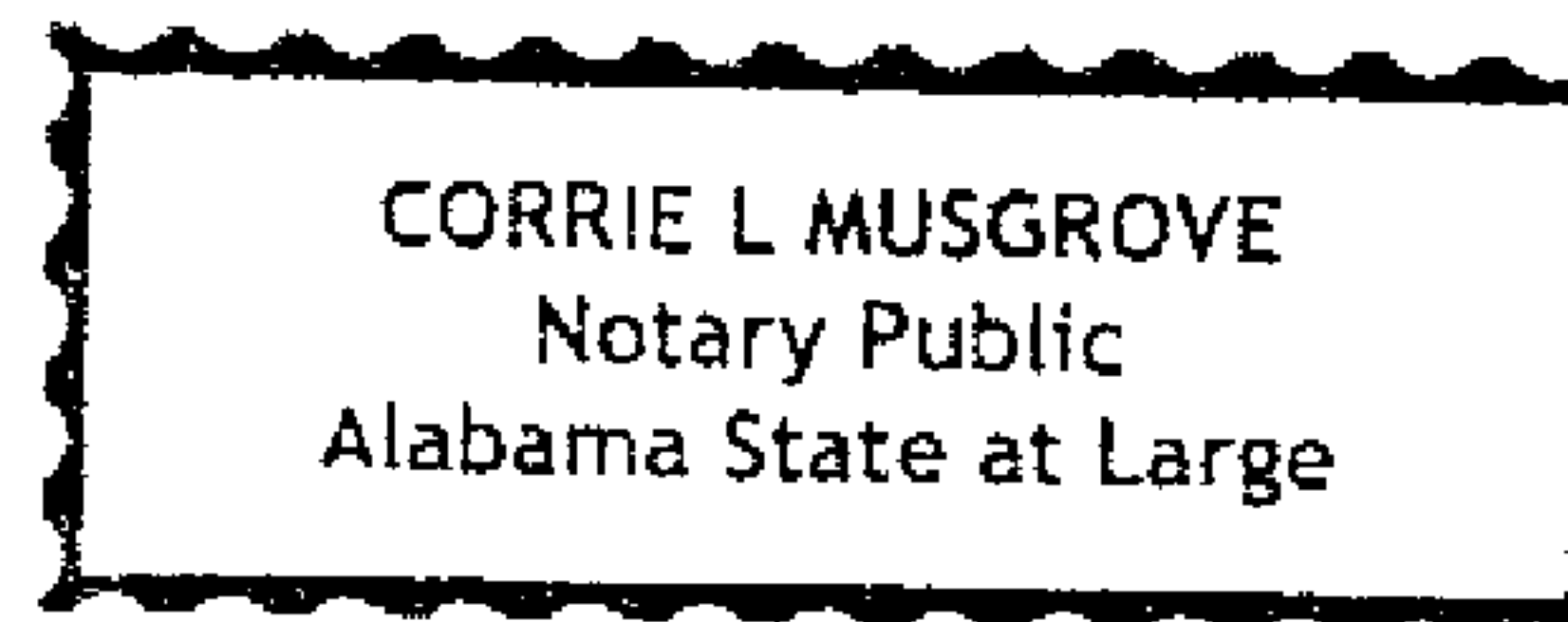


EXHIBIT A
LEGAL DESCRIPTION

Lot 173 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, 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 in the Clerk of Superior Court for Shelby County, AL.

Parcel ID Number: 27 1 02 0 005 032.000

Property commonly known as: 1127 Freedom Parkway, Montevallo, AL 35115



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/20/2021 09:34:51 AM
\$29.00 CHERRY
20210420000196050

Alli S. Beryl