



20210628000311620 1/7 \$2107.00
Shelby Cnty Judge of Probate, AL
06/28/2021 10:46:20 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notices to:
LGI Homes, Inc.
1450 Lake Robbins Drive
Suite 430
The Woodlands, TX 77380
Attn: Sandra Castillo

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **STARS & STRIPES 3M, LLC**, an Alabama limited liability company ("Grantor"), in hand paid by **LGI HOMES - ALABAMA, LLC**, an Alabama limited liability company ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

Grantor hereby covenants and agrees with Grantee, and its successors and assigns, that Grantor, and its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.



20210628000311620 2/7 \$2107.00
Shelby Cnty Judge of Probate, AL
06/28/2021 10:46:20 AM FILED/CERT

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Stars & Stripes 3M, LLC	LGI Homes - Alabama, LLC
1123 Zonolite Road NE, Suite 30	2700 Cumberland Parkway SE, Suite 100
Atlanta, Georgia 30306	Atlanta, GA 30339
Attention: Sebastian Drapac	Attention: Anthony Pourhassan

Property Address:	Lexington Parc, Shelby County, Alabama
Date of Sale:	June 18, 2021
Total Purchase Price:	\$2,067,000.00
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/>

[Signature(s) on following page(s)]



20210628000311620 3/7 \$2107.00
 Shelby Cnty Judge of Probate, AL
 06/28/2021 10:46:20 AM FILED/CERT

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of June 18, 2021.

GRANTOR:

STARS & STRIPES 3M, LLC,
 an Alabama limited liability company

By: DSSIII Holding Co, LLC,
 a Delaware limited liability company
 Its Managing Member

By: [Signature]
 Name: Sebastian Drapac
 Title: Manager

STATE OF Georgia
 COUNTY OF Fulton

I, the undersigned Notary Public in and for said County in said State, hereby certify that Sebastian Drapac, whose name as Manager of DSSIII Holding Co, LLC, a Delaware limited liability company, as Managing Member of **STARS & STRIPES 3M, LLC**, an Alabama limited liability company, is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing document, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 15 day of June, 2021.

[Signature]
 Notary Public

AFFIX SEAL

My commission expires: _____

This Instrument Prepared By:

Matthew W. Grill, Esq.
 Maynard, Cooper & Gale, PC
 1901 Sixth Avenue North
 Suite 1700
 Birmingham, Alabama 35203



EXHIBIT A

Description of the Property

STATE OF ALABAMA
SHELBY COUNTY

PARCEL 1

I, James M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama, being more particularly described as follows, to-wit: Commence at a 1 ½" solid iron in place being the Southeast corner of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 87° 10' 34" West along the South boundary of said quarter-quarter section for a distance of 1269.79 feet; thence proceed North 11° 34' 54" West along the East boundary of Lot No. 21 of Lexington Parc Sector 2 as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 42 at Page 28 for a distance of 173.32 feet; thence proceed Northeasterly along the curvature of a concave curve left having a delta angle of 00° 39' 17" and a radius of 1525.01 feet for a chord bearing and distance of North 78° 12' 25" East, 17.42 feet to the P. T. of said curve; thence proceed North 11° 48' 52" West along the East boundary of Lot No. 130 Lexington Parc Sector 2 Amended as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 42 at Page 29 for a distance of 172.43 feet to a ½" rebar in place; thence proceed South 78° 01' 49" West along the North boundary of said Lot No. 130 for a distance of 87.87 feet to a ½" rebar in place being located on the Easterly right-of-way of Discovery Drive; thence proceed North 05° 15' 27" West along the Easterly right-of-way of Discovery Drive for a distance of 16.77 feet to a ½" rebar in place being the Southwest corner of Lot No. 131 of said Lexington Parc Sector 2 Amended as referenced above; thence proceed North 78° 52' 03" East along the South boundary of said Lot No. 131 of said subdivision for a distance of 126.13 feet; thence proceed North 08° 39' 24" West along the East boundary of said Lexington Parc Sector 2 Amended for a distance of 112.26 feet; thence proceed North 05° 17' 52" West along the East boundary of said subdivision for a distance of 258.67 feet to a ½" rebar in place being the Northeast corner of Lot No. 135 of said Lexington Parc Sector 2 Amended; thence proceed North 84° 42' 59" East along the South boundary of Lots No. 166, 167, 168, 169, 170, 171, 172 and Lot No. 111 of Lexington Parc Sector 3 as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 52 at Page 62 for a distance of 489.02 feet; thence proceed South 81° 08' 44" East along the South boundary of Lots No 111, 112, 113 and 114 of said Lexington Parc Phase 3 for a distance of 239.94 feet to a ½" capped rebar in place being the Southeast corner of Lot No. 114 of said Lexington Parc Phase 3; thence proceed North 08° 55' 10" East along the East boundary of said subdivision for a distance of 119.59 feet to the Northeast corner of said Lot No. 114; thence proceed North 81° 05' 26" West along the North boundary of said Lt no. 114 and along the Southerly right-of-way of Freedom Parkway as shown by map of said Lexington Parc Phase 3 for a distance of 8.95 feet; thence proceed North 08° 54' 34" East for a distance of 170.00 feet to the Northeast corner of Lot No. 107 of said Lexington Parc Phase 3; thence proceed North 81° 05' 26" West along the North boundary of said Lot No. 107 of said subdivision for a distance of 70.00 feet to the Northwest one-fourth of said Lot No. 107; thence proceed North 08° 54' 34" East along the East boundary of Lot No. 108 of said subdivision for a distance of 49.92 feet to the Northeast corner of said Lot No. 108; thence proceed South 84° 43' 09" West along the North boundary of Lots No. 108, 109, 110 and Lots No.. 173, 174, 175, 176, 177 and 178 for a distance of 606.05 feet; thence proceed North 83° 38' 41" West along the North boundary of Lots No. 178, 179,

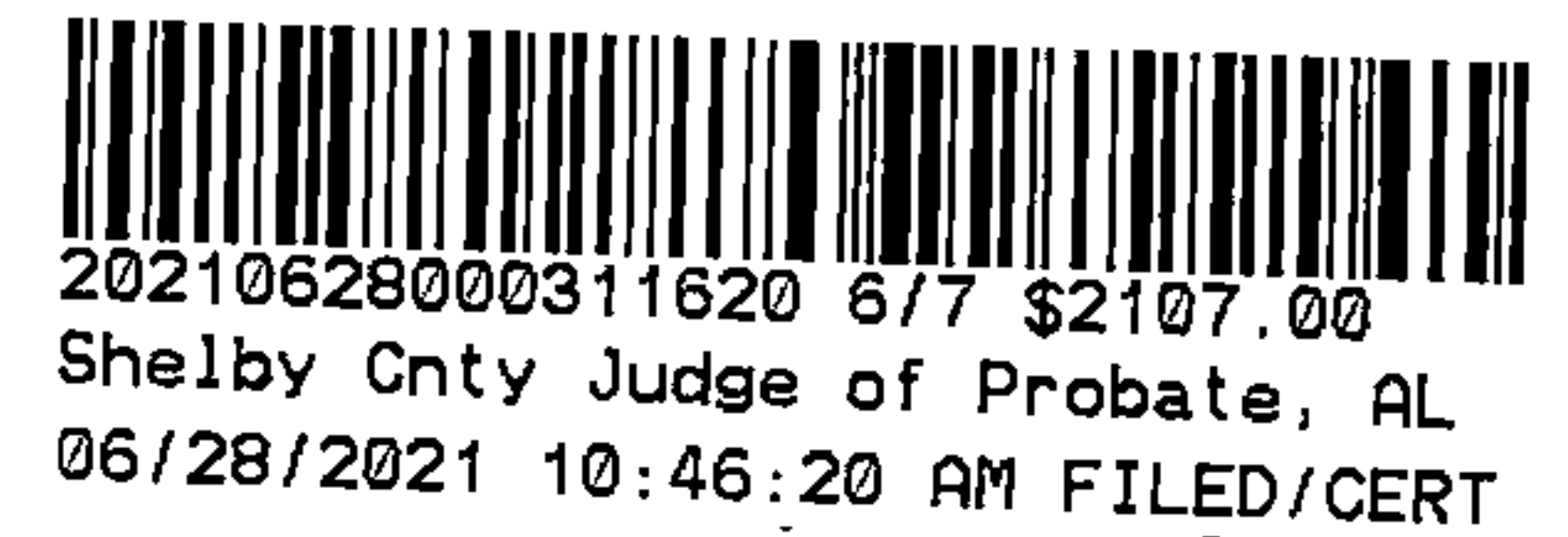
180, 181 and 182 of said Lexington Parc Sector 3 as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 52 at Page 62 for a distance of 348.78 feet to a ½" rebar in place being the Northwest corner of said Lot No. 182 of said subdivision; thence proceed North 83° 40' 24" West along the North boundary of Lots No. 183, 184, 185, 187, 188 and 189 of Lexington Parc Sector 1 as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 38 at Page 81 for a distance of 463.12 feet to a ½" capped rebar in place; thence proceed South 39° 50' 21" West along the Westerly boundary of said Lot No. 189 of said Lexington Parc Phase 1 for a distance of 51.44 feet to a ½" capped rebar in place; thence proceed South 00° 31' 11" West along the West boundary of said Lot No. 189 for a distance of 140.01 feet to a ½" capped rebar in place being the Southwest corner of said Lot No. 189 of said subdivision; thence proceed South 00° 36' 16" West along the West boundary of Lot No. 190 of said Lexington Parc Phase 1 for a distance of 89.02 feet to a ½" capped rebar in place, being the Southwest corner of Lott No. 190 of said subdivision and said point also being located on the Northerly right-of-way of Freedom Parkway; thence proceed North 89° 23' 44" West along the Northerly right-way of said Freedom Parkway for a distance of 95.00 feet to the P. C. of a concave curve right having a delta angle of 90° 00' 00" and a radius of 25.00 feet; thence proceed Northwesterly along the curvature of said curve for a chord bearing and distance of North 44° 23' 44" West, 35.36 feet to the P. T. of said curve; thence proceed North 89° 03' 59" West for a distance of 50.00 feet to the P. C. of a concave curve right having a delta angle of 84° 19' 10" and a radius of 25.00 feet; thence proceed Southwesterly along the curvature of said curve for a chord bearing and distance of South 42° 45' 26" West, 33.56 feet to the P. T. of said curve; thence proceed South 84° 54' 37" West along the Northerly right-of-way of said Freedom Parkway for a distance of 97.96 feet (set ½" rebar CA-0114-LS); thence proceed North 00° 31' 18" East for a distance of 569.04 feet to an oak tree at corner being located on the South boundary of Ammersee Lakes 1st Sector Amended as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 28 at Page 98; thence proceed South 89° 42' 21" East along the South boundary of said Ammersee Lakes 1st Sector Amended for a distance of 1462.28 feet to a 5/8" rebar in place; thence proceed South 89° 42' 38" East along the North boundary of the for a distance of 900.00 feet to a 1" crimp top pipe in place being located on the East boundary of said Section 2; thence proceed South 00° 22' 44" West along the East boundary of said Section 2 for a distance of 147.10 feet to a nail in fence post; thence proceed South 00° 00' 51" West along the East boundary of said Section 2 for a distance of 627.27 feet to a ½" rebar in place; thence proceed South 01° 03' 41" West along the East boundary of said Section 2 for a distance of 197.73 feet to a 1" crimp pipe in place; thence proceed South 00° 28' 47" East along the East boundary of said Section 2 for a distance of 206.50 feet to a ½" rebar in place; thence proceed South 00° 18' 01" West along the East boundary of said Section 2 for a distance of 289.31 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama and contains 47.72 acres.
According to my survey this the 7th day of January, 2021.

James M. Ray, Ala. Reg. No. 18383
Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS

PARCEL 2

Commence at a ½" capped rebar in place being the Southwest corner of Lot No. 9 of Lexington Parc Sector 1 as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 38 at Page 81, said point being the point of beginning. From this



beginning point proceed North 02° 17' 43" West along the West boundary of said subdivision for a distance of 302.33 feet to a ½" capped rebar in place; thence proceed North 88° 25' 02" West for a distance of 233.34 feet to a ½" capped rebar in place; thence proceed South 01° 29' 41" East for a distance of 147.00 feet to a ½" capped rebar in place; thence proceed South 01° 11' 00" East for a distance of 150.00 feet to a ½" capped rebar in place; thence proceed South 87° 12' 40" East for a distance of 238.71 feet to the point of beginning, containing 1.62 acres.

Note: No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and /or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. Underground portions of foundations and footings and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. We do not look for underground sewer or flip manhole covers.

EXHIBIT B

Exceptions

1. Taxes for the year 2021 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
3. 30-foot road right of way per Deed dated September 4, 1976, recorded September 7, 1976, in Book 300, Page 729 (Instruments No. 19760907000085560).
4. 30-foot road right of way in favor of Paul B. Brown and Stephanie Brown, dated December 19, 2003, recorded April 5, 2004, as Instrument No. 20040405000171030.
5. Affidavit by Paul B. Brown and Stephanie Brown, dated March 31, 2004, recorded April 5, 2004, as Instrument No. 20040405000171040.
6. Ingress/Egress Easement in favor of Nathan S. Stamps, recorded December 2, 2005, as Instrument No. 200512020000623970.
7. Easement for Construction, Operation and Maintenance of a Sanitary Sewer Line, recorded June 9, 2006, as Instrument No. 20060609000275960, in the Office of the Judge of Probate, Shelby County, Alabama.
8. Covenants, restrictions, reservations, limitations, conditions, uses, agreements, easements, options and other provisions contained in that certain Declaration of Protective Covenants for Lexington Parc, 1st Sector, dated May 1, 2007, recorded May 1, 2007, as Instrument No. 20070501000200350, as assigned by certain Assignment of Declarant's Rights, Developer's Rights, and Other Intangible Rights for Lexington Parc, recorded October 29, 2019, as Instrument No. 20191029000399570, as amended by that certain First Amendment to Declaration of Protective Convents for Lexington Park, dated March 9, 2020, recorded March 11, 2020, as Instrument No. 20200311000096980.
9. Easement and Restrictive Covenants for Underground Facilities in Subdivision in favor of Alabama Power Company, dated October 10, 2006, recorded November 8, 2007, as Instrument No. 20071108000516960.