

20210825000413950  
08/25/2021 11:11:30 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-21515799**

MAIL TAX STATEMENTS TO:  
**Bobby Shane Stephens**  
**1110 Freedom Parkway, Montevallo, AL 35115**

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

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## SPECIAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF **Shelby**

THIS DEED made and entered into on this 24 day of August, 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 **Bobby Shane Stephens**, a mailing address of **1110 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 Two Thousand One Hundred Ten Dollars and No Cents** And 00/100 (\$232,110.00) 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: **1110 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 24 day of August, 2021.

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

By: [Signature]

Print Name: Don 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 Don 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 - AL, LLC.

Given under my hand and seal this the 24 day of August, 2021.

[Signature]  
NOTARY PUBLIC

My commission expires: 03/21/2023

CORRIE L MUSGROVE  
Notary Public  
Alabama State at Large

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lot 168 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 June 18, 2021 and recorded June 28, 2021 in in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel ID Number: 27-1-02-0-005-033.000

Property commonly known as: 1110 Freedom Parkway, Montevallo, AL 35115



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/25/2021 11:11:30 AM  
\$40.00 JOANN  
20210825000413950

*Allen S. Bayl*