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11/30/2021 02:38:08 PM
DEEDS 1/3

AFTER RECORDING RETURN TO:
McDonnell and Associates, PA
949 East Main St Suite B
Lexington, SC 29072
File No. **BOOMAL-AL-21543785**

MAIL TAX STATEMENTS TO:
Carla P. Salter and Corey O. Salter
1095 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 19 day of November, 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 **Carla P. Salter and Corey O. Salter**, a mailing address of **1095 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 Eighty Seven Thousand Nine Hundred Dollars and No Cents** And 00/100 (\$287,900.00) 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: **1095 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 19 day of November, 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 AL, LLC.

Given under my hand and seal this the 19 day of November, 2021.

[Signature]
NOTARY PUBLIC

My commission expires: 03/21/2023

CORRIE L MUSGROVE
Notary Public
Alabama State at Large

EXHIBIT A
LEGAL DESCRIPTION

Lot 181 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, Alabama.

Parcel ID Number: 27 1 02 0 007 024.000

Property commonly known as: 1095 Freedom Parkway, Montevallo, AL 35115



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/30/2021 02:38:08 PM
\$33.50 JOANN
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Allen S. Bayl