

AFTER RECORDING RETURN TO:
McDonnell and Associates, PA
949 East Main St Suite B
Lexington, SC 29072
File No. BOOMAL-AL-21521615

20211206000579750
12/06/2021 09:32:30 AM
QCDEED 1/2

MAIL TAX STATEMENTS TO:
LGI Homes - Alabama, an Alabama Limited Liability Company
1450 Lake Robbins Drive, Suite 430, The Woodlands, TX 77380

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

STATE OF ALABAMA
COUNTY OF SHELBY
TAX/PARCEL ID: 27 1 02 0 005 032.000

QUITCLAIM DEED

Recording to Correct a conveyance in error

THIS INDENTURE made and entered into this 11 day of November, 2021 by and between **Samuel Carter and Dorothy Carter**, hereinafter referred to as Grantors, and **LGI Homes - Alabama, an Alabama Limited Liability Company**, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantors, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS, cash in hand and paid the other good and valuable consideration, the receipt of which is hereby acknowledged, this day remise, release, quitclaim, grant, sell, and convey to the said Grantee, the following described real estate:


Lot 180 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.


Subject to Easements and Restrictions of Record.

For information only:
Tax Parcel Number: 27 1 02 0 005 032.000
Property Address: 1099 Freedom Parkway, Montevallo, AL 35115

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 and Grantee's heirs, administrators, successors, or assigns forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.



Samuel Carter

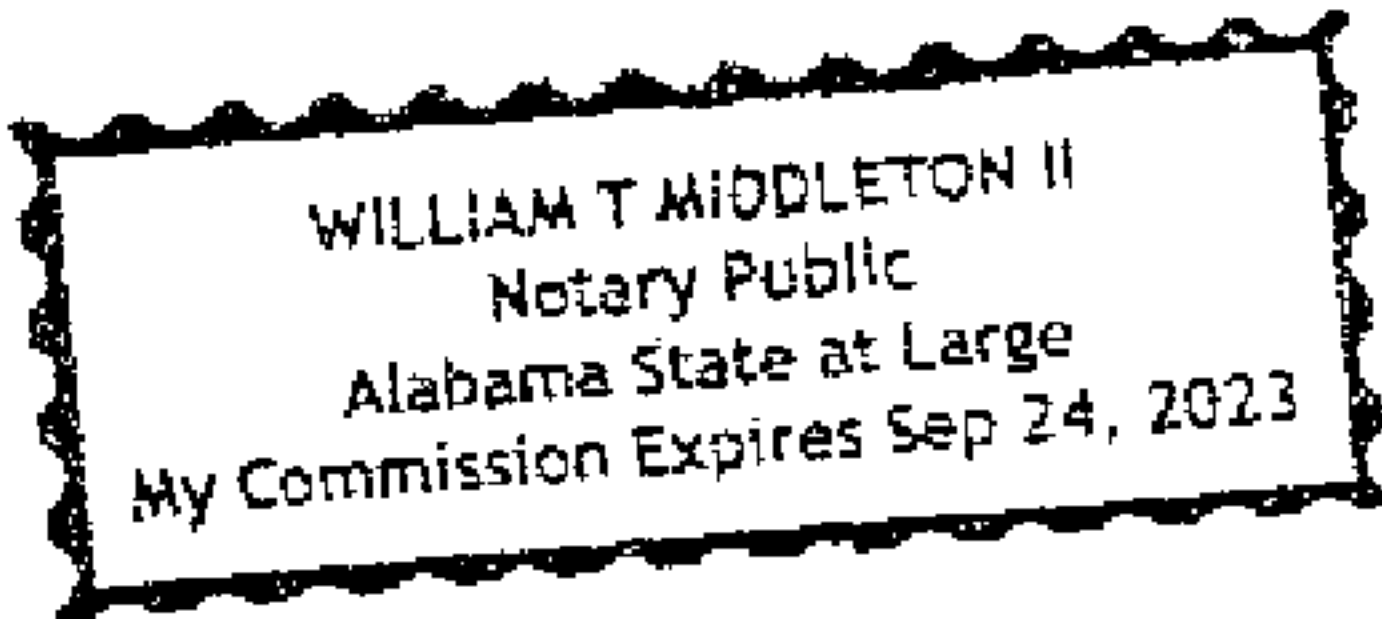

Dorothy Carter

STATE OF ALABAMA
COUNTY OF SHELBY

I, William T. Middleton II, a Notary Public, in and for said County in said State, hereby certify that Samuel Carter and Dorothy Carter have 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.

Given under my hand and seal this the 11 day of November, 2021.


NOTARY PUBLIC **William T. Middleton II**
My commission expires: 9/24/2023



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Samuel and Dorothy Carter
 Mailing Address 1099 Freedom Parkway
Montevallo, AL 35115

Grantee's Name LGI Homes - Alabama
 Mailing Address 1450 Lake Robbins Drive
Suite 430 The Woodlands
Texas, 77380

Property Address 1099 Freedom Parkway
Montevallo, AL 35115

Date of Sale 12/6/2021

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 199,200.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/06/2021 09:32:30 AM
 \$26.00 JOANN
 20211206000579750



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Correcting Title

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/6/2021

Print Samantha Inck / Builder Closing Coordinator

Unattested

Sign

Samantha Inck

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1