

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 **SUE GARRETT, a married woman**, ("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").

Subject property does not constitute the homestead of the Grantor nor that of her Spouse.

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 their heirs 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.

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:
Sue Garrett	LGI Homes - Alabama, LLC
341 Primrose Lane	2700 Cumberland Parkway SE, Suite 100
Harpersville, AL 35078	Atlanta, GA 30339
	Attention: Jeff Mullins

Property Address:	80+- acres on Hwy 280, Shelby County, Harpersville, Alabama
Date of Sale:	, 2023
Total Purchase Price:	\$1,480,000.00
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)]

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of September 1st, 2023.

GRANTOR:

Sue Garrett
SUE GARRETT

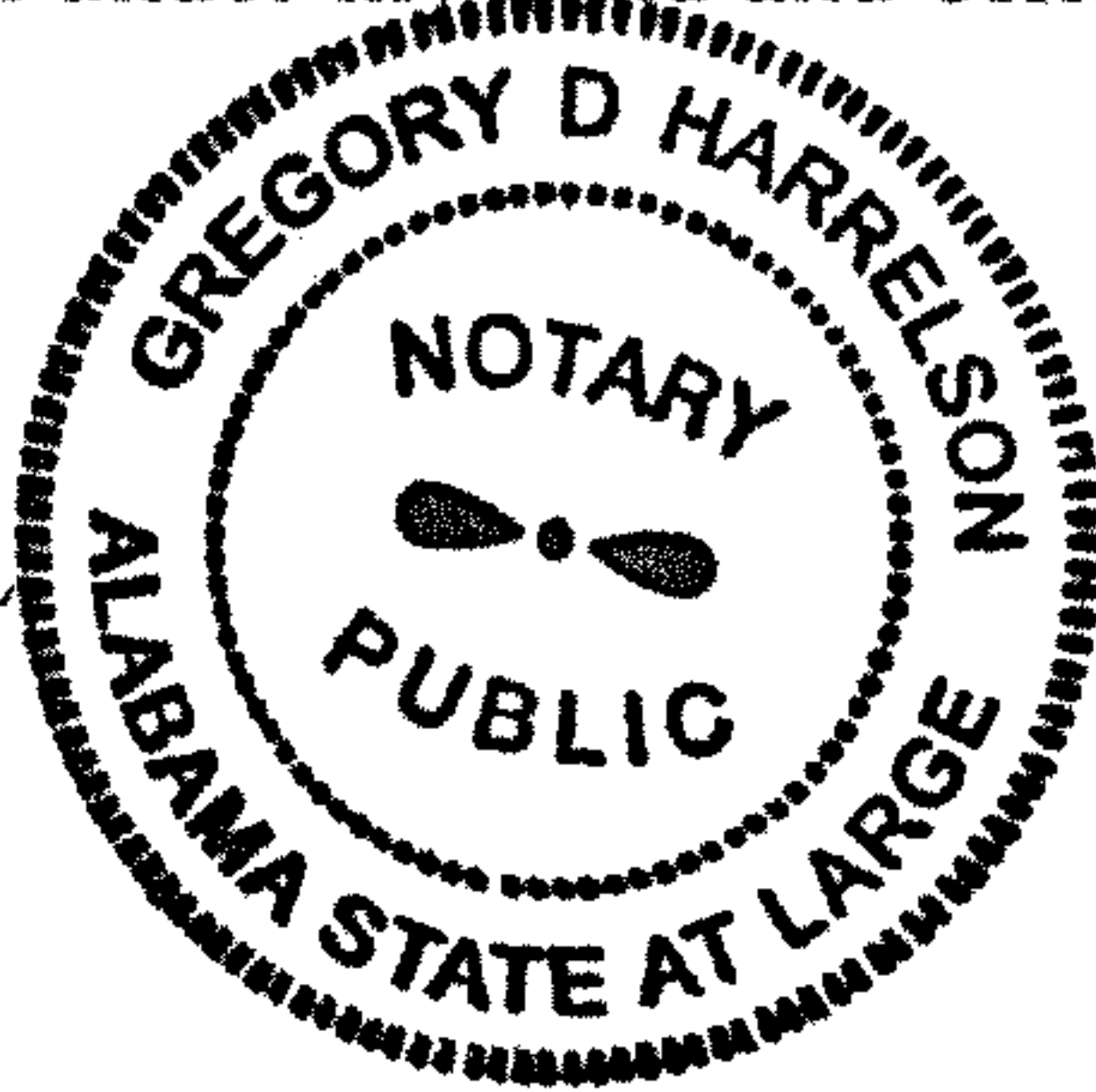
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that **Sue Garrett**, whose name 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, she executed the same voluntarily.

Given under my hand and official seal, this 1st day of September, 2023.

AFFIX SEAL



Shawn
Notary Public

My commission expires: 8/21/27

This Instrument Prepared By:

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

EXHIBIT A**Description of the Property**

The Land is described as follows:

Commence at a 4" X 6" rock being the Southwest corner of the Southwest one-fourth of the Northeast one-fourth of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama, said corner also being the Northwest corner of the Northwest one-fourth of the Southeast one-fourth of said Section 29, Township 19 South, Range 2 East, Shelby County, Alabama, and said corner also being the point of beginning. From this beginning point proceed North 85° 12' 00" East along the North boundary of said Northwest one-fourth of the Southeast one-fourth for a distance of 23.50 feet to a 1/2" rebar in place; thence proceed South 89° 38' 20" East along the North boundary of said quarter-quarter section for a distance of 213.77 feet to a 1" open top pipe in place; thence proceed North 89° 26' 39" East along the North boundary of said quarter-quarter section for a distance of 199.37 feet to a 5/8" rebar in place; thence proceed North 89° 44' 19" East along the North boundary of said quarter-quarter section for a distance of 210.02 feet to a 5/8" rebar in place; thence proceed South 89° 56' 49" East along the North boundary of said quarter-quarter section for a distance of 457.72 feet to a 1/2" rebar in place (PLS 4848); thence proceed North 89° 49' 39" East along the North boundary of said Northwest one-fourth of the Southeast one-fourth for a distance of 201.70 feet to a 1" open top pipe in place, said point being the Northeast corner of said quarter-quarter section and also being the Southwest corner of the Southeast one-fourth of the Northeast one-fourth of said Section 29; thence proceed North 01° 40' 53" East along the West boundary of said quarter-quarter section and along the West boundary of the Northeast one-fourth of the Northeast one-fourth for a distance of 2,058.21 feet to a 1/2" rebar in place; thence proceed South 88° 00' 09" East for a distance of 379.38 feet to a 1/2" open top pipe in place; thence proceed South 23° 18' 36" East for a distance of 2,196.63 feet to a 1/2" open top pipe in place, said point being the Northeast corner of the Northeast one-fourth of the Southeast one-fourth of said Section 29; thence proceed South 01° 25' 44" East along the East boundary of said quarter-quarter section for a distance of 485.58 feet to a 1/2" open top pipe in place, said point being located on the Northerly boundary of a 100 foot railroad right-of-way; thence proceed South 56° 56' 45" West along the Northerly boundary of said railroad right-of-way for a distance of 727.38 feet to a point on the Northerly right-of-way of U. S. Highway 280; thence proceed North 75° 15' 10" West along the right-of-way of said U. S. Highway 280 for a distance of 582.53 feet; thence turn an angle of 90° to the left and proceed Southerly along the right-of-way of said highway for a distance of 40.0 feet; thence proceed North 75° 15' 10" West along the right-of-way of said highway for a distance of 517.89 feet (set 1/2" rebar CA-0114-LS); thence proceed North 14° 44' 50" East for a distance of 160.0 feet to a 1/2" rebar in place; thence proceed North 75° 15' 10" West for a distance of 210.0 feet (set 1/2" rebar CA-0114-LS); thence proceed South 14° 44' 50" West for a distance of 159.83 feet to a 1/2" rebar in place, said point being located on the right-of-way of U. S. Highway 280; thence proceed North 75° 11' 58" West along the right-of-way of said highway for a distance of 249.51 feet to a 5/8" rebar in place; thence proceed North 14° 36' 18" East for a distance of 159.69 feet to a 1/2" rebar in place; thence proceed North 75° 16' 11" West for a distance of 314.95 feet (set 1/2" rebar CA-0114-LS); thence proceed South 14° 33' 46" West for a distance of 161.19 feet to a point on the right-of-way of said U.S. Highway 280 to a 1/2" rebar in place; thence proceed North 74° 33' 52" West along the right-of-way of said highway for a distance of 189.56 feet to a 1/2" rebar in place, said point being located on the West boundary of the Northwest one-fourth of the Southeast one-fourth of said Section 29; thence proceed North 01° 43' 43" West along the West boundary of said quarter-quarter section for a distance of 364.02 feet to the point of beginning.

The above-described land is located in the Northwest one-fourth of the Southeast one-fourth, the Northeast one-fourth of the Southeast one-fourth, the Southeast one-fourth of the Northeast one-fourth and the Northeast one-fourth of the Northeast one-fourth of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 75.759 acres, more or less. According to the survey prepared by Ray and Gilliland, P. C., James M. Ray, PLS, AL Reg. No. 18383, said survey dated 12/08/2022.

EXHIBIT B

Exceptions

1. All taxes for the year 2023 and subsequent years, a lien not yet due and payable.
2. Right-of-way for Public Road granted to Shelby County, Alabama, recorded in Book 226, Page 497.
3. Easement and right-of-way to the Gas Board of the Town of Vincent, Alabama, recorded in Book 246, Page 748.
4. Permit for Pole Line granted to Alabama Power Company recorded in Book 248, Page 364.
5. Right-of-way for Public Road granted to the State of Alabama recorded in Book 343, Page 741.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/08/2023 08:06:49 AM
\$1514.00 PAYGE
20230908000271570

Allen S. Bayl