

AFTER RECORDING RETURN TO:
McDonnell and Associates, PA
115-B Library Hill Lane
Lexington, SC 29072
File No. **BOOMAL-AL-25678347**

MAIL TAX STATEMENTS TO:
Sayuj Paudel and Ichhya Pathak-Paudel
717 Juliann Way
Morgan Hill, CA 95037

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 29 day of October, 2025 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 **Sayuj Paudel and Ichhya Pathak-Paudel**, a mailing address of 1088 Pilgrim Lane, Montevallo, AL 35115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of **Two Hundred Seventy Nine Thousand Nine Hundred Dollars and No Cents** And 00/100 (\$279,900.00) 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: **1088 Pilgrim Lane, 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 29 day of October, 2025.

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

By: [Signature]
Print Name: Trevor Miles
Title: Authorized Agent

STATE OF Texas
COUNTY OF Montgomery

I, Lauren Lusk, a Notary Public, in and for said County in said State, hereby certify that Trevor Miles, whose name as Authorized Agent 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 _____.

Given under my hand and seal this the 29 day of October, 2025.

[Signature]
NOTARY PUBLIC
My commission expires: 8/4/2028

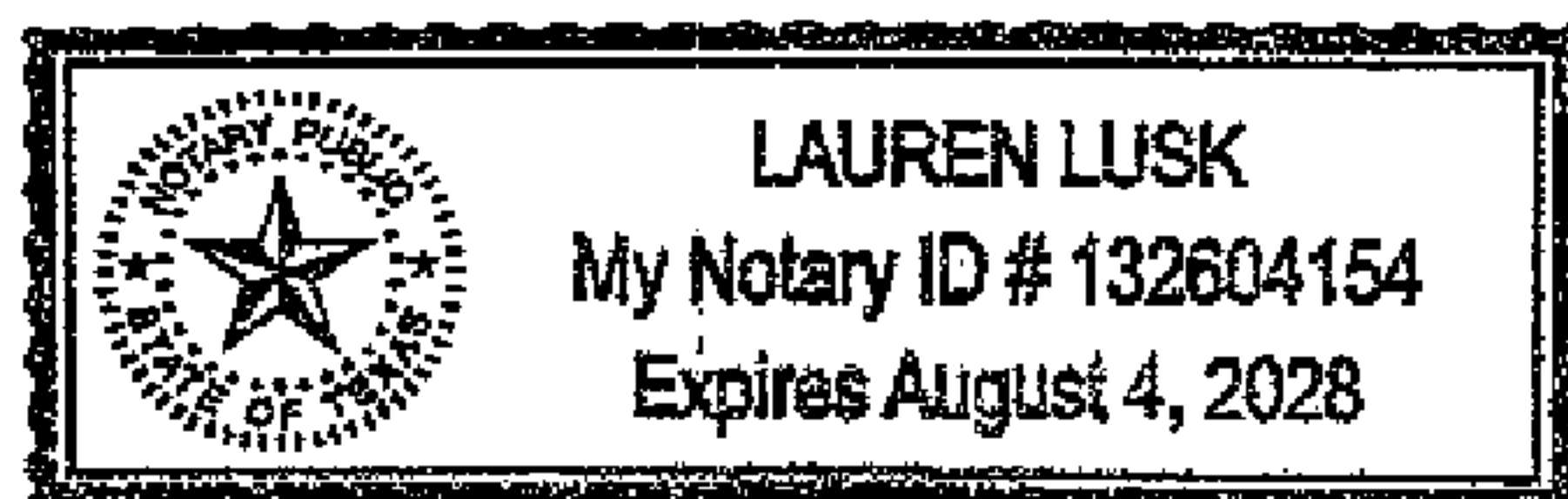


EXHIBIT A
LEGAL DESCRIPTION

All that certain piece, parcel, or lot of land, together with the improvements thereon, if any, situate, lying, and being in the County of Shelby, State of Alabama, being shown and designated as Lot 111, on that certain plat entitled, "Final Plat of Lexington Parc Phase 4, Southeast One-Fourth of Section 2, Township 22 South, Range 3 West" prepared by Ray & Gilliland, P.C., James E. Ray, Ala. Reg. No. 18383, said plat dated October 4, 2023 and recorded November 8, 2023 in Map Book 58 at Page 98A, 98B and 98C, in the Office of the Judge of Probate of Shelby County, Alabama.

Being a portion of the property conveyed to LGI Homes - Alabama, LLC, an Alabama limited liability company by Statutory Warranty Deed of Stars & Stripes 3M, LLC, an Alabama limited liability company 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 0 008 105.000

Property commonly known as: 1088 Pilgrim Lane, Montevallo, AL 35115



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/31/2025 01:38:45 PM
\$308.00 KELSEY
20251031000334880

Allie S. Bayl