

This instrument was prepared by:
Jason E. Gilmore, Esq.
Gordon, Dana & Gilmore, LLC
600 University Park Place, Ste 100
Birmingham, Alabama 35203

Send Tax Notice to:
Freedom Driven Properties LLC
and Brittany Davis
20843 Martin Dell Drive
McCalla, Alabama 35111

GENERAL WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Two Hundred Thousand and No/100 Dollars (\$200,000.00) to the undersigned, **Bradford Homes & Development, Inc., an Alabama corporation**, (hereinafter referred to as "GRANTOR"), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Freedom Driven Properties LLC, an Alabama limited liability company and Brittany Davis**, as tenants in common (hereinafter collectively referred to as "GRANTEE"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1A of Tucker Estates, Resurvey of Lot 1, as recorded in Map Book 31, Page 74 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. Taxes for the year 2020 and subsequent years thereafter.*
- 2. Easements and restrictions as shown on Map Book 30 page 27 and Map Book 31, page 74.*
- 3. Right-of-way granted to Shelby County recorded in Deed Book 221, Page 369, Deed Book 221, Page 370, Deed Book 221, page 372 and Deed book 221, Page 373.*
- 4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.*
- 5. Riparian rights incident to the premises.*
- 6. Easement and conditions contained in that certain Agreement to Maintain Private Right of Way as recorded in Mis. Book 21, Page 603.*
- 7. Right-of-way granted to Alabama Power company recorded in Deed Book 319, Page 414.*

A PORTION OF THE CONSIDERATION SET OUT HEREIN IS REPRESENTED BY A PURCHASE MONEY MORTGAGE RECORDED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to GRANTEE, and their respective heirs, personal representatives, successors and/or assigns, as applicable.

And said GRANTOR does for itself, its successors and assigns, covenant with GRANTEE, and their respective heirs, personal representatives successors and assigns, as applicable, that GRANTOR is lawfully seized in fee simple of the above-described real estate; that the above-described real estate is free from all encumbrances, unless

otherwise stated above; that GRANTOR has a good right to sell and convey the same as aforesaid; and that GRANTOR will, and its successors and assigns shall, warrant and defend the same to the GRANTEE and their respective heirs, personal representatives, successors and assigns, as applicable, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereto set its signatures and seal, this the 5th day of March, 2020.

GRANTOR:

Bradford Homes & Development, Inc.

By:

John P. Segars, Pres.
John P. Segars, President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that John P. Segars, whose name as President of Bradford Homes & Development, Inc., an Alabama corporation, is signed to the foregoing and who is known to me, acknowledged before me on this day that being informed of the contents of the foregoing, he, in said capacity and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 5th day of March, 2020.

Jessica N. Halligan
NOTARY PUBLIC
My commission expires: March 21, 2023

Real Estate Sales Validation Form – FORM RT-1

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Bradford Homes & Development,
Inc. SUITE 1-A
Mailing Address: 1315 EASTERN VALLEY RD.
BESSEMER, AL 35020
Property Address: Highway 13 @ Martin Lane
Helena, AL 35080
(10.84 acres - unimproved)

Grantee's Name: Freedom Driven Properties
LLC and Brittany Davis
Mailing Address: 20843 Martin Dell Drive
McCalla, AL 35111

Date of Sale _____
Total Purchase Price \$200,000.00
OR
Actual Value \$ _____
OR
Assessor's Market Value \$ _____

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
XX Sales Contract
_____ Closing Statement
_____ Appraisal
_____ Other _____

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 Section 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 Section 40-22-1 (h).

Date: March 5, 2020

_____ Unattested _____
(verified by)

Grantor: Bradford Homes & Development, Inc.

By: John P. Segars, Pres.
John P. Segars, President



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/09/2020 04:04:33 PM
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20200309000093200

Allen S. Bayl