

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-20-26481

Send Tax Notice To: John-Thomas Owen
109 Mooney Road
Columbiana, AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Seventy Nine Thousand Nine Hundred Dollars and No Cents (\$179,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Freedom Driven Properties, LLC**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John-Thomas Owen**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$170,905.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of August, 2020.

FREEDOM DRIVEN PROPERTIES, LLC

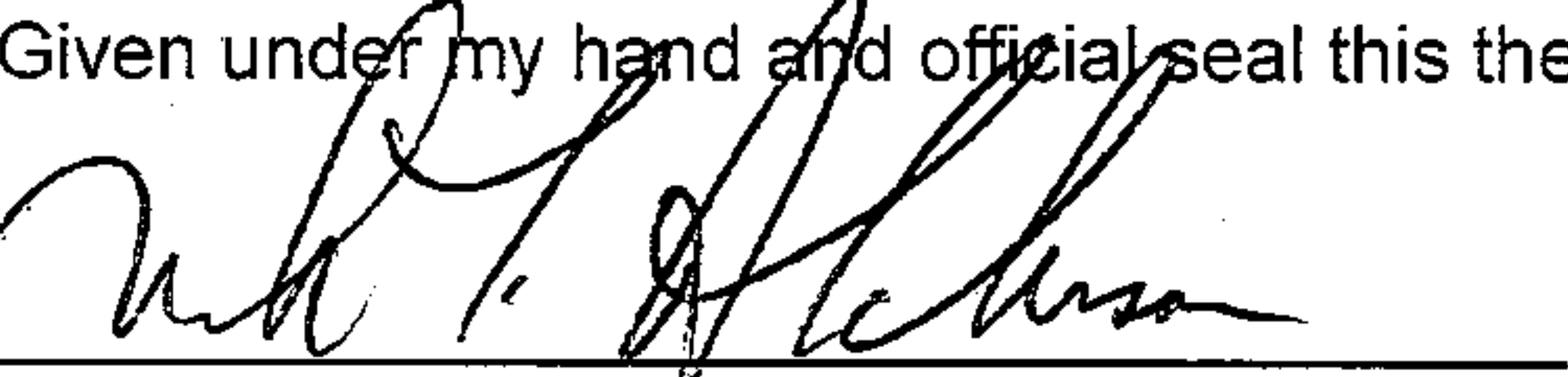

By Brandon McCombs
Managing Member

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Brandon McCombs as Managing Member of Freedom Driven Properties, LLC, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of August, 2020.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

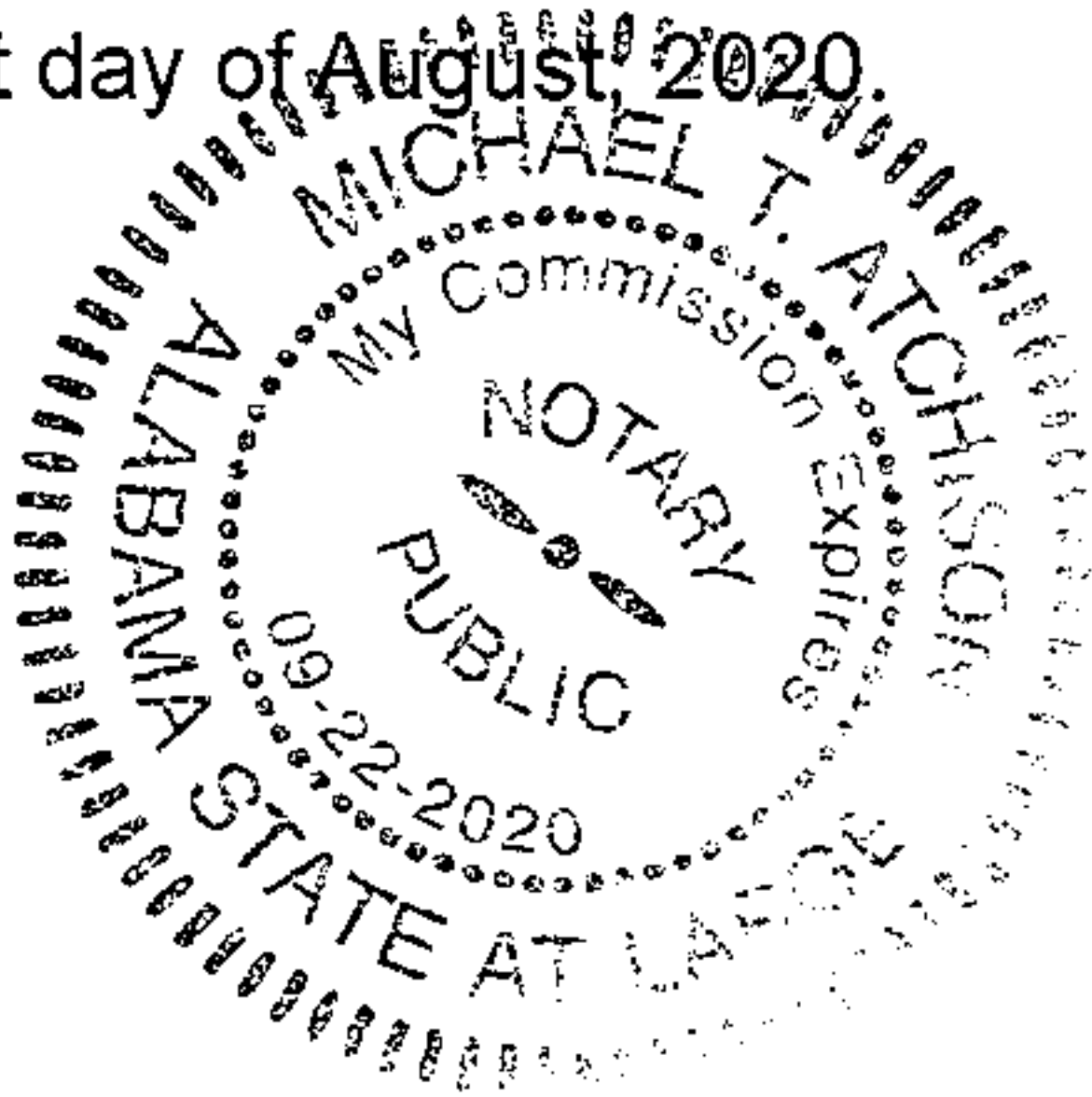


EXHIBIT "A"
LEGAL DESCRIPTION

Lot No. 8 according to the Map of Rudy Tidmore as recorded in Map Book 4, Page 16, in the Office of the Judge of Probate, Shelby County, Alabama, and a tract of land lying West of the afore said Lot 8, being more particularly described as follows:

Begin at the NW corner of said Lot 8 and run Westerly along the right of way of Mooney Road 76.05 feet; thence 94 degrees 57 minutes 09 seconds left run Southerly 189.57 feet; thence 83 degrees 04 minutes 23 seconds left run Easterly 50.83 feet to the SW corner of said Lot 8; thence 89 degrees 18 minutes 16 seconds left run Northerly along the West line of said Lot 8 190.82 feet to the point of beginning.

Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2020 08:22:28 AM
\$37.00 JESSICA
20200901000385360

Alvin S. Beal

Real Estate Sales Validation Form

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

Grantor's Name	<u>Freedom Driven Properties, LLC</u>	Grantee's Name	<u>John-Thomas Owen</u>
Mailing Address	<u>20843 Martin Bell Dr</u> <u>Mc Call AL 35111</u>	Mailing Address	<u>109 Mooney Road</u> <u>Columbiana, AL 35051</u>
Property Address	<u>109 Mooney Road</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>August 31, 2020</u>
		Total Purchase Price	<u>\$179,900.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> Closing Statement	

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 of 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 August 26, 2020

 Unattested

(verified by)

Print Freedom Driven Properties, LLC

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one