

20210205000061810  
02/05/2021 11:27:28 AM  
DEEDS 1/3

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
Charles James Sanders, III  
& Joanna Prewett-Sanders  
1314 Old Cahaba Cove  
Helena, AL 35080

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of NINETY FIVE THOUSAND AND 00/100 (\$95,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Freedom Driven Properties, LLC**, a(n) Alabama Limited Liability Company, **and Brittany Davis**, a married woman (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Charles James Sanders III and Joanna Prewett-Sanders, husband and wife** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1C of Tucker Estates, a Re-Subdivision of Lot 1A of a Resurvey of  
Lot 1 of Tucker Estate Survey as recorded in Map Book 52, Page 60 in the  
Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

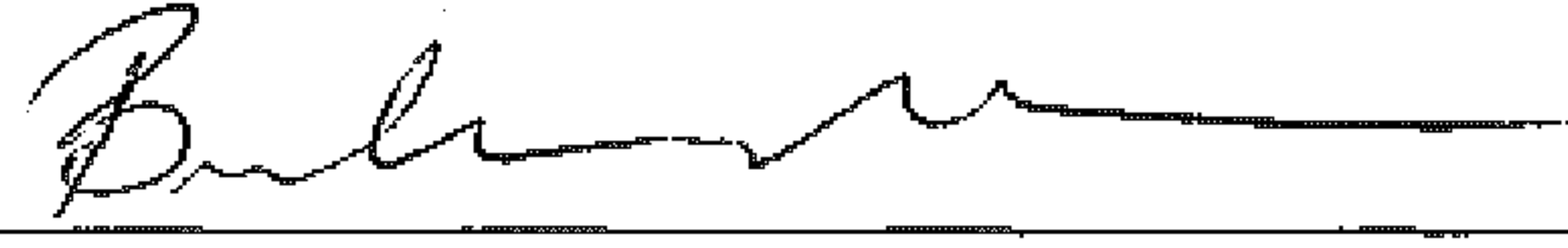
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S

heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

This property is not the homestead of GRANTOR or GRANTOR'S spouse.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 4th day of February, 2021.

x 

**Freedom Driven Properties, LLC and Brittany Davis**

**By: Brandon McCombs**

**Its: Sole Member**

x 

**Brittany Davis**

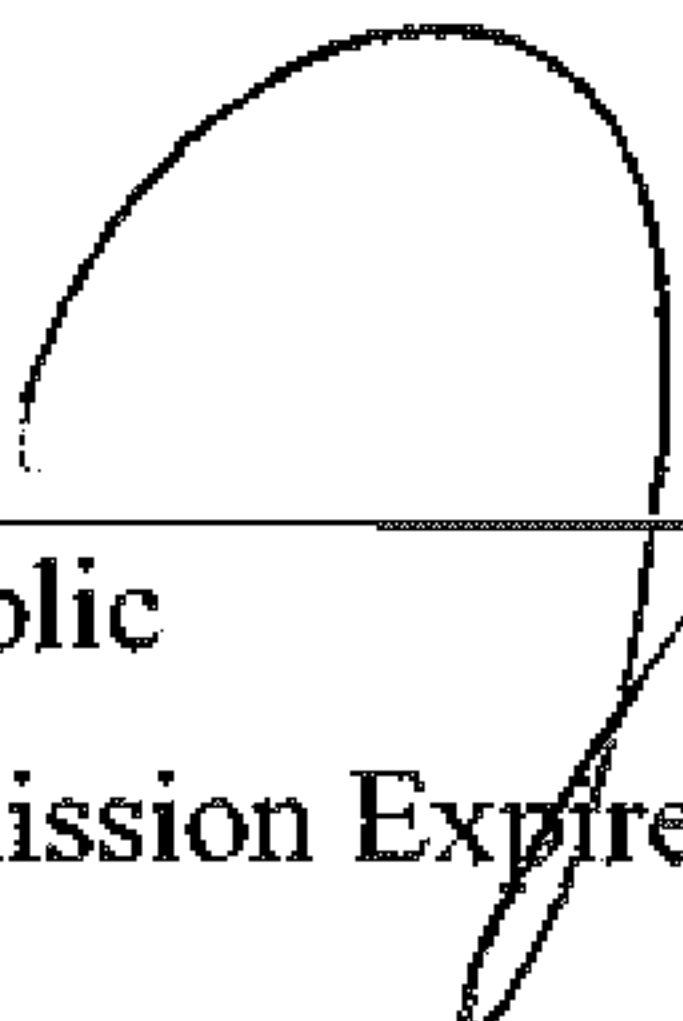
STATE OF ALABAMA  
Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Brandon McCombs whose names as Sole Member of **Freedom Driven Properties, LLC** a(n) Alabama Limited Liability Company and **Brittany Davis**, an individual, is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she/they, as such Sole Member and with full authority, executed the same voluntarily for and as the act of said company and he/she/they signed his/her/their name(s) individually and voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of February, 2021.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

**JUSTIN SMITHERMAN**  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 6, 2025

**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 and Brittany Davis</u> | Grantee's Name          | <u>Charles James Sanders, III and Joanna Prewett-Sanders</u> |
| Mailing Address  | <u>20843 Martin Dell Drive<br/>McCalla, AL 35111</u>     | Mailing Address         | <u>1314 Old Cahaba Cove<br/>Helena, AL 35080</u>             |
| Property Address | <u>7908 Hwy 13<br/>Helena, AL 35080</u>                  | Date of Sale            | <u>February 4, 2021</u>                                      |
|                  |  | Total Purchase Price    | <u>\$95,000.00</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)

|   |                                       |
|---|---------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal    |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> 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 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 February 4, 2021

Print: Justin Smitherman

Unattested

 Sign \_\_\_\_\_  
 (Grantor/Grantee/ Owner/ Agent) circle one

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/05/2021 11:27:28 AM  
 \$123.00 JESSICA  
 20210205000061810

A handwritten signature in cursive script, appearing to read "Allison S. Bayl".

**Form RT-1**