

This Instrument was Prepared by:

Send Tax Notice To: John N Mancha

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-22-28142

337 TIMBERVIEW TRAIL
CHELSEA, AL 35043

CORPORATION FORM WARRANTY DEED

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Hundred Eighty Nine Thousand Dollars and No Cents (\$189,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, Freedom Driven Properties, LLC and Brittany Davis, a married woman (herein 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 John N Mancha, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit:

Lots 1, 3, 4, and 5, according to the survey of Jackson's Run, as recorded in Map Book 55, Page 47, in the Probate Office of Shelby County, Alabama,

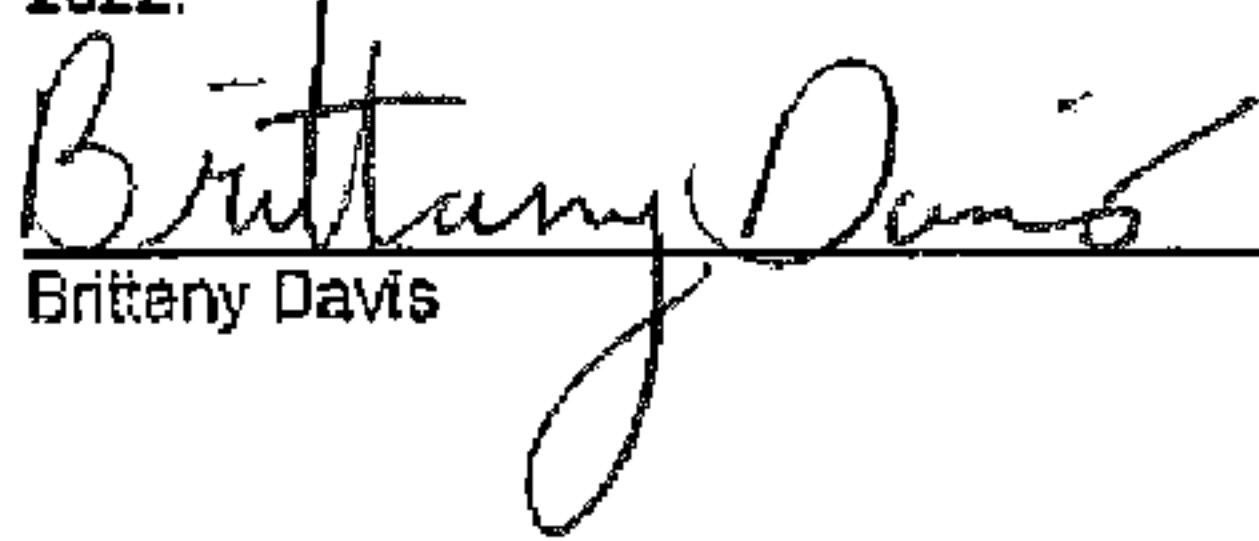
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

Property constitutes no part of the homestead of the Grantor herein or her spouse.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, Brandon McCombs, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of April, 2022.


Brittany Davis

FREEDOM DRIVEN PROPERTIES, LLC


Brandon McCombs
Managing Member

State of Alabama

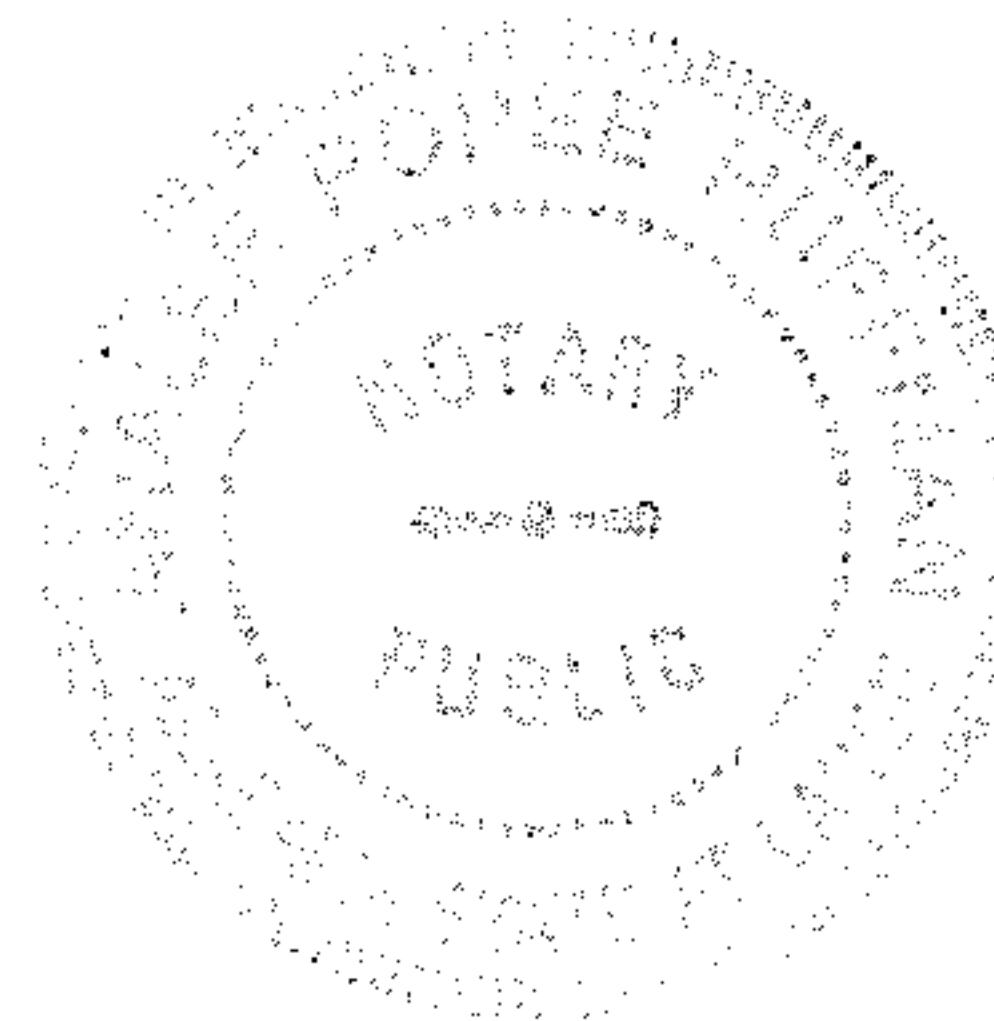
County of Shelby JEFFERSON

I, Analee Pope Huffman, a Notary Public in and for said County in said State, hereby certify that, of Freedom Driven Properties, LLC and Brittany Davis is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 6th day of April, 2022.


Notary Public, State of Alabama

My Commission Expires: 10-16-2025





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/07/2022 12:46:26 PM
 \$214.00 CHARITY
 20220407000143790

Allie S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	Freedom Driven Properties, LLC Brittany Davis	Grantee's Name	John N Mancha
Mailing Address	<u>4496 Eaglewood Dr.</u> <u>Bessemer AL 35022</u>	Mailing Address	<u>337 Timberview Trail</u> <u>Chelsea, AL 35043</u>
Property Address	118, 232, - 236, 240 Paradise Point Dr. Columbiana, AL 35051	Date of Sale	April 06, 2022
		Total Purchase Price	\$189,000.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 April 05, 2022

Print Freedom Driven Properties, LLC

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one