

This instrument was prepared by:

Send tax notice to:

B. Boozer Downs, Jr.
Post Office Box 65
Woodstock, Alabama 35188
(205) 938-2024
CD23-353

Kenneth Kirkes
6216 Shades Pointe Ln
Birmingham, AL 35244

STATE OF ALABAMA)
 : GENERAL WARRANTY DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Freedom Driven Properties, LLC, an Alabama Limited Liability Company, and Brittany Davis, a married woman**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Kenneth Kirkes**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1E, according to a Resubdivision 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:

- 1. Ad valorem taxes for the current year, and subsequent years.**
- 2. Restrictions, reservations, conditions, and easement of record.**
- 3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.**

****Grantor certifies this is not her homestead or the homestead of her spouse.**

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 GRANTEES, their heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are 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 herein above 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 GRANTORS will, and GRANTORS' 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.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 9 day of November, 2023.

Brittany Davis
Freedom Driven Properties, LLC
By Brittany Davis
Its Authorized Manager

Brittany Davis
Brittany Davis

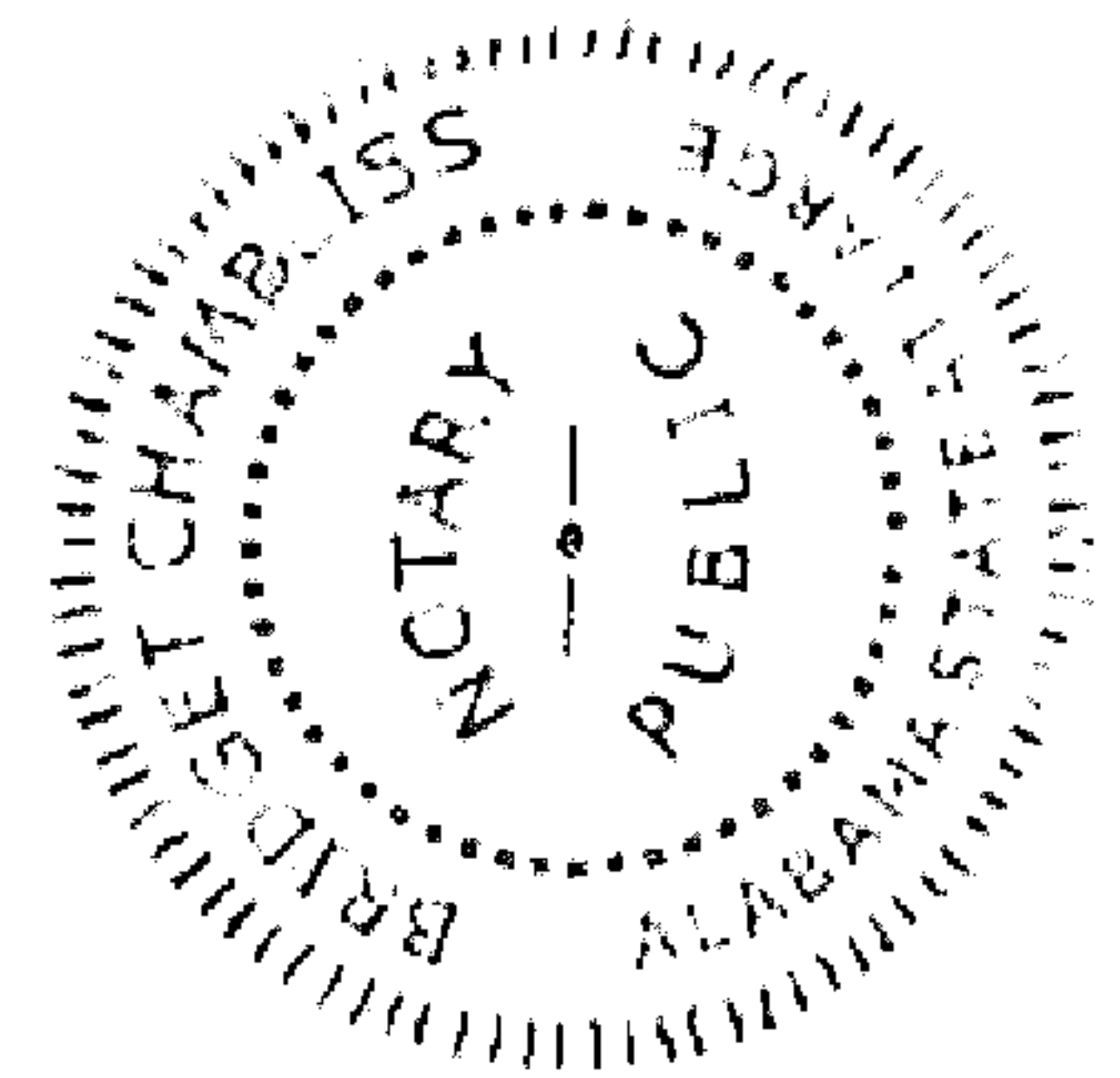
STATE OF ALABAMA)
 :
COUNTY OF BIBB)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Brittany Davis**, whose name as **Authorized Manager of Freedom Driven Properties, LLC**, a Limited Liability Company, is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the within Warranty Deed, she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9 day of November, 2023.

Bridget Chambliss
NOTARY PUBLIC
My Commission Expires:

BRIDGET CHAMBLISS
Notary Public, Alabama State At Large
My Commission Expires 05/05/2024



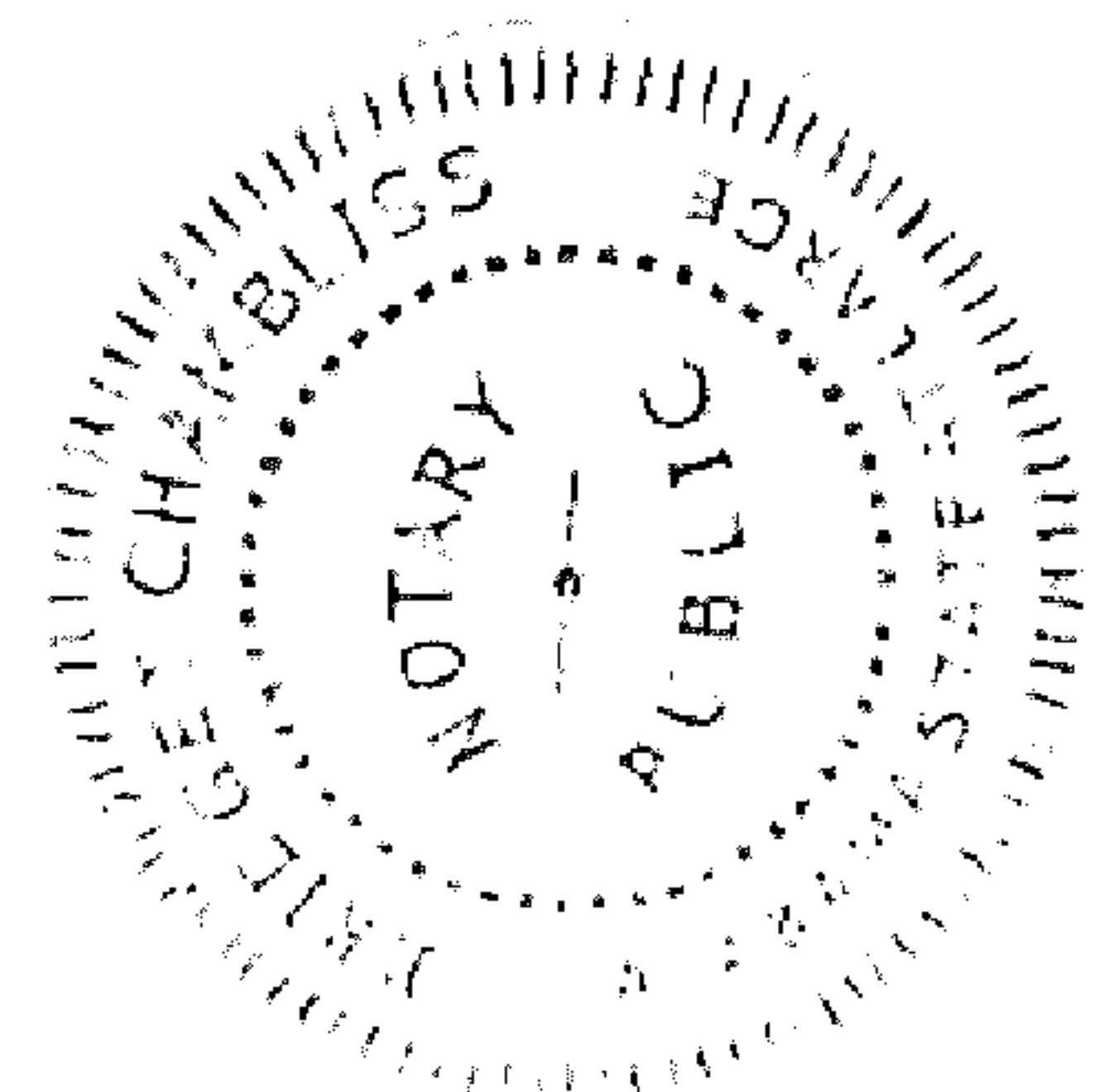
STATE OF ALABAMA)
 :
COUNTY OF BIBB)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Brittany Davis** whose name 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9 day of November, 2023.

Bridget Chambliss
NOTARY PUBLIC
My Commission Expires:

BRIDGET CHAMBLISS
Notary Public, Alabama State At Large
My Commission Expires 05/05/2024



Grantor's Name: Freedom Driven Properties, LLC and Brittany Davis
Mailing Address: 4496 Eaglewood Drive
Bessemer, AL 35022

Grantee's Name: Kenneth Kirkes
Mailing Address: 6216 Shades Pointe Ln
Birmingham, AL 35244

Property Address: 174 Martin Lane
Helena, AL 35080

Date of Sale: November 9, 2023

Sales Price: \$188,500.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/13/2023 08:19:41 AM
\$216.50 JOANN
20231113000331280

Allen S. Bayl