

CENTRAL MISSISSIPPI

REAL PRODUCERS.®

CONNECTING. ELEVATING. INSPIRING.

Polles Properties

**MAKING A DIFFERENCE
IN CENTRAL MISSISSIPPI**

Photo by Abe Draper Photography

RISING STAR

Shane Saxton

PARTNER SPOTLIGHT

Michael Keeton

Green Home Solutions

MARCH 2021

Your Home Loan Specialists



Brian Lott
601.214.0555
NMLS# 109405



Jennifer Walker
769.203.0784
NMLS# 367043



Chris Honea
601.624.3900
NMLS# 546371



Kathryn Walsh
601.946.0003
NMLS# 83104



Will Harris
601.596.5757
NMLS# 926522



Ashley Jones
601.467.5498
NMLS# 1506130



Britni Gwin
615.415.9388
NMLS# 1096633



Garrett McMullin
601.497.1430
NMLS# 1954411



Adam Price
601.248.9110
NMLS# 1697723



Matt Root
601.341.9427
NMLS# 546753

NOLA Lending Group has the experience and expertise to guide home buyers through the financing process quickly and effectively. With Loan Production offices across the state of Mississippi, plus all over the South, our lending specialists can assist your clients in determining which type of loan is the most appropriate and affordable. Nobody knows Mississippi like NOLA Lending Group.

- VA Loans
- Conventional & FHA Loans
- Jumbo & Condo Loans
- RD Loans — Finance up to 100% of home value¹
- Purchases & Refinance
- Local Lenders with Personal Touch



Mississippi Loan Production Offices:
Ridgeland · Vicksburg · McComb · Natchez · Hattiesburg
601.707.0101 NolaLending.com

¹Available only in select markets to qualified borrowers. Financing cannot exceed 100% of the subject property's fair market value. Consult your tax advisor regarding deductibility of interest. The services and products advertised are not approved or endorsed by HUD, USDA, the Department of Veterans Affairs, or any government agency. This does not constitute an offer to lend. All loans subject to credit approval. Not all applicants will qualify for all products offered. Loan programs subject to change without notice. Fidelity Bank NMLS Co. ID 488639

HONEST ASSESSMENTS • RE-ROOFING • REPAIRS • RESIDENTIAL/COMMERCIAL

Don't wait until after the home inspection to call a roofer!

A FREE inspection the moment you list a home can be less stressful for the client and realtor!



Locally Owned & Operated
Residential Roofing Specialists



Watkins Construction & Roofing
601-202-0938
www.watkinsconstructioninc.com



FREE Inspection at Listing • Insurance Claims Welcome

PARTEE PHOTOGRAPHY

- Portraits
- Events
- Weddings
- Real Estate
- Videography

Kayland Partee
Owner
Photographer
Videographer

Facebook: @ParteeFilms
Instagram: @ParteePhotography

601-566-4568 | ParteePhotography.com

MEET THE CENTRAL MISSISSIPPI REAL PRODUCERS TEAM



Dees Hinton
Owner/Publisher



Abe Draper
Photographer



Carolyn Foley
Ad Strategist



Susan Marquez
Writer



Kayland Partee
*Videographer/
Photographer*



Cindy Raborn
Assistant Publisher

If you are interested in contributing or nominating REALTORS® for certain stories, please email us at dees.hinton@realproducersmag.com.

TABLE OF CONTENTS



04
Meet the
Staff



09
Publisher's
Note
Dees
Hinton



12
Top
Producer
Polles
Properties



20
Rising Star
Shane
Saxton



26
Partner
Spotlight
Michael
Keeton
Green
Home
Solutions



30
Cutting
The
Cord: The
Latest on
Streaming
Services



If you are interested in contributing or nominating a Realtor® for certain stories please email us at dees.hinton@realproducersmag.com

DISCLAIMER: Any articles included in this publication and/or opinions expressed therein do not necessarily reflect the views of The N2 Company d/b/a Real Producers but remain solely those of the author(s). The paid advertisements contained within the *Central Mississippi Real Producers* magazine are not endorsed or recommended by The N2 Company or the publisher. Therefore, neither The N2 Company nor the publisher may be held liable or responsible for business practices of these companies.



**Let Us Work for You and Your Clients by Providing
the Best Home Insurance Rates Possible**
We have many different companies to shop and compare rates

ANDY EATON

Andy Eaton Insurance Agency
Local Agent • Personal Service • Over 35 Years of Experience
601-939-0102 • aeaton9300@aol.com

**HOME BACKUP POWER.
COMFORT. SECURITY.
CONVENIENCE.**

Locally owned and operated

GENERAC

Generator TECHNOLOGIES, LLC *We Are Power*

2187 Hwy 51, Ste B, Madison, MS 39110 • Phone: 601-862-3419
info@generator-tec.com • www.generator-tec.com



This section has been created to give you easier access when searching for a trusted real estate affiliate. Take a minute to familiarize yourself with the businesses sponsoring your magazine. These local businesses are proud to partner with you and make this magazine possible. Please support these businesses and thank them for supporting the REALTOR® community!

CLOSING LAW FIRM

Renfroe and Perilloux
(601) 932-1011

COMMERCIAL CLEANING

Dust In The
Wind Commercial
Cleaning Service
(601) 506-6413

**GENERATORS-SALE
& SERVICE**

Generator Technologies,
LLC
(601) 291-7899
www.Generator-Tec.com

GUTTERS

Dun-Rite Gutters, Inc.
(601) 605-0000

HOME INSPECTION

Benchmark Home
Inspections
(601) 813-6287

Smith Home Inspections
(601) 310-3199

HOME WARRANTY

First American
Home Warranty
(601) 212-4441

Home Warranty Inc.
(260) 433-4027

Home Warranty of America
(601) 572-7522

Old Republic Home Warranty
707-580-2460
my.orhp.com/carenmessina

INSURANCE

Andy Eaton
Insurance Agency
(601) 939-0102

Jeff Zachary -
State Farm Insurance
(601) 362-4100

LAW

Herr Law Firm, PLLC
Lindsey Herr
(276) 732-8670

**MOLD TESTING &
REMEDIATION**

Green Home Solutions
(601) 988-7840

MORTGAGE LENDER

Citizens National Bank
(601) 607-3725
www.yourcnb.com

Mississippi Mortgage
(601) 316-7326
www.mississippi
mortgage.com

NOLA Lending
(985) 612-2132

Planet Home Lending
(601) 421-9667

MOVERS/RELOCATION

Armstrong Relocation,
United Van Lines
(601) 856-8504

PEST CONTROL SERVICES

Synergy2
(601) 624-6360

**PHOTOGRAPHY
& VIDEOGRAPHY**

Abe Draper Photography
(662) 719-5707

Partee Photography
(601) 566-4568

**REAL ESTATE
TITLE/ATTORNEY**

Lockett Land Title
(601) 622-8191

ROOFING

No Drip Roofing LLC
(601) 573-7323

**ROOFING &
CONSTRUCTION**

Watkins Construction
& Roofing
(601) 966-8233
www.watkinsconstruction
inc.com

ROOFING CONTRACTOR

Dickerson Contracting, LLC
(601) 502-4032

T&M Contractors
(601) 927-4556

**TERMITE &
PEST CONTROL**

Family Termite and
Environmental Inc.
(601) 933-1014

BENCHMARK

HOME INSPECTIONS



Trusted Home Inspection Services

Offering home inspection services
for buyers, sellers, and agents.

Stephen Bryant | Owner
601.813.6287
benchmarkinspections@yahoo.com
MHIB #0780

www.benchmark-inspections.com

Dust in the Wind Commercial Cleaning



Real Estate Move In/Out, New Construction, Weekly,
Bi-weekly, and Monthly
Kitchen/Bathrooms, scrub, sanitize, & disinfect
Toilets, Tubs, Showers, Sinks, Counter Tops, Cabinets,
Appliance & Mirrors
Vacuum & Mop
Take Out Thrash
All Rooms, Clean and Dust
Blinds, Baseboards, Ceiling Fans, Windowsills
Furniture Polished
Make Beds, Clutter Removal & Organizing
Staging

Mitzi Alford (601) 506-0413



Providing closings
for the
tri-county area
and beyond.



7736 Old Canton Rd, Suite C
Madison MS 39110
601-856-8225
Lindsey@herrfirm.com

Freedom of CHOICE

to choose your own
local service provider

- FREE Sellers Listing Coverage
- NO EXTRA COST for Washer, Dryer, Kitchen Refrigerator
- 24/7 LIVE Call Answering



14 Months of Coverage



Chris Gipson
District Sales Representative
C: (601) 255-8866
O: (877) 977-4949 x269
ChrisG@homewarrantyinc.com
homewarrantyinc.com



FOR ALL YOUR ROOFING NEEDS.



T&M CONTRACTORS

ALL TYPES OF SHINGLES • METAL ROOFING (COMMERCIAL, RESIDENTIAL, STANDING SEAM)
 EPDM • TPO • MODIFIED • COPPER AWNINGS • COPPER DORMER
 COPPER CHIMNEY CAPS, TEE-PEES, CRICKETS • SPECIALIZE IN FINDING ROOF LEAKS

TYRONE KEYES • 601-927-4556 • RBC2TYRONEK@GMAIL.COM

SATISFACTION GUARANTEED • IN BUSINESS SINCE 1996 • LICENSED / BONDED • FREE ESTIMATES • INSURANCE CLAIMS

► publisher's note: dees hinton

Welcome to March

— LET'S GET TOGETHER! —

March is already here! And with it comes the promise of spring – which means warmer weather, more sun, longer days and the desire to get outside and have some fun. Hopefully, it also means less rain, less cold (there is snow on the ground as I write this) and much less Covid!

We have missed you and missed our quarterly events. We think it's time to get together at an indoor/outdoor venue where we can safely gather and see each other again. We have a year's worth of Features to celebrate and some new faces on our Top 300 REALTOR® List to meet. We also need to celebrate a stellar year in the real estate industry!

Brian Burkley, Owner of Deep South Custom Homes, has graciously opened his beautiful personal home which is currently on the market in Lineage Lakes! We will gather all around the house and on the large porches to meet and enjoy the evening. We have some amazing door prizes to give away including a \$1,000 cash prize! You will also be able to tour the home at your leisure.

So mark your calendars for Tuesday, March 23, 2021 from 5:30 to 7:30 to join us for good food, drinks, music, door prizes and a truly fun time!

We will be following all the local and State Covid guidelines that are in place at the time of the event to make sure everyone stays safe and healthy.

We are extremely thankful for our Preferred Partners who make this event possible!



Looking forward to seeing you there!

Dees

Buying a home?

Get a great rate, fast online approval, and trusted advice from a five-star mortgage lending team.

★★★★★ Flowood, MS Team



RANDALL HARPER
 Retail Sales Manager
 601-882-0767
 NMLS ID#1325728



MASON NOOE
 Mortgage Loan Originator
 601-882-0768
 NMLS ID#1179797



RUSSELL HOOD
 Mortgage Loan Originator
 601-882-0769
 NMLS ID#1538138



Five-star rating based on actual third-party customer reviews gathered by SocialSurvey on 3/15/19.
 © 2019 Planet Home Lending, LLC | 321 Research Parkway, Suite 303, Meriden, CT 06450 |
 www.nmlsconsumeraccess.org | NMLS ID #17022



Your Local Resource

Mary Allen Bennett
 601.212.4441
 mbennett@firstam.com

"Your Clients are My Clients"

Why Risk Losing Pots o' Gold to Repairs?

Don't leave your sellers' mechanical systems and appliances to luck. Instead, add sellers coverage to all your listings—and protect buyers' pots o' gold from unexpected repairs.

Contact me today to place your orders.



firstamrealestate.com

Phone Orders:
 800.444.9030



First American Home Warranty™

©2021 First American Home Warranty Corporation. All rights reserved.

MS Lic. #0000000000

SAVE THE DATE

For our indoor/outdoor Spring 2021 Event!!

Join us for Food, Drinks, Music, Door prizes and Fellowship
 Tuesday, March 23, 2021
 5:30 pm to 7:30 pm

Deep South Custom Homes
 110 Garrison Way
 Flowood, MS 39232

Don't Let MOLD Kill The Deal

Whether you are on the selling or buying side of the transaction, mold is never something you want a home inspector to find. We can get the issue cleaned up for your client before mold kills the deal!



We Make Air Better!

CALL
 800-SOLUTIONS
 OR VISIT
 GREENHOMESOLUTIONS.COM



Lockett

LAND TITLE INC

CLIENTS BUYING OR SELLING?

CHOOSE A LUCKETT LOCATION

LandClosings.com

601-414-4141

JACKSON | BRANDON | MADISON





LICENSED & BONDED | FREE ESTIMATES | FINANCING THROUGH GREENSKY
INSURANCE CLAIMS | ALL TYPES OF ROOF SYSTEMS | FAMILY OWNED



No Drip
ROOFING & CONSTRUCTION
FULL SERVICE ROOFING AND RENOVATION
CONSTRUCTION COMPANY

601-371-1051
5625B 18 West • Jackson, MS 39209
nodriproofingcomp@gmail.com





Hello
express approval

“ We’re a local community bank with our own underwriter, so our mortgage turnaround times are lightning quick. ”



Citizens National Bank
The Power of LocalSM
Member FDIC

Greg Shows, Mortgage Originator
NMLS# 746590
601.607.3725 | (c) 601.573.9262

Buy or refinance today.

Castlewoods Banking Centre 102 Plaza Dr. | Flowood, MS
Madison Banking Centre 114 Grandview Blvd. | Madison, MS
Pear Orchard Banking Centre 744 South Pear Orchard Rd. | Ridgeland, MS



Combine Home & Auto. Save big.

Jeff Zachary, Agent
101 Lake Court, Suite B
Jackson, MS 39232
Bus: 601-362-4100
jeff@jeffzachary.net

Good things happen when you combine your home and auto insurance with State Farm®. Like saving an average of \$894.* Plus, you'll have a good neighbor like me to help life go right.
CALL ME TODAY.



*Average annual household savings based on 2016 national survey of new policyholders who reported savings by switching to State Farm.

State Farm Mutual Automobile Insurance Company • State Farm Indemnity Company, Bloomington, IL
State Farm County Mutual Insurance Company of Texas, Dallas, TX • State Farm Lloyds, Richardson, TX
State Farm Fire and Casualty Company • State Farm General Insurance Company, Bloomington, IL
State Farm Florida Insurance Company, Winter Haven, FL

▶▶ top producers

Written by Susan Marquez | Photography by Abe Draper Photography

Amanda & John POLLES



POLLES
PROPERTIES

Making a
Difference in
Central Mississippi



In 2006, armed with a degree in speech communications from the University of Southern Mississippi, Amanda Polles knew she wanted to pursue sales as a career. She explored different options but a career in real estate became very interesting to her early on. So, she followed that hunch and took real estate classes in Hattiesburg in the summer of 2006 and then went to work with Don Nace with Coldwell Banker. But Hattiesburg was not home for Amanda. A native of Carthage, she wanted to be closer to home. “My dad was living in Jackson, so I moved there,” Amanda says. She transferred to Nell Wyatt with Coldwell Banker. “Nell was a wonderful broker and person, and she taught me a lot.”

Amanda’s first years in real estate, 2006 and 2007, were not bad for a rookie REALTOR®. “But then in 2008 the real estate market crashed,” she sighs. “I didn’t want to leave real estate, but times were tough. I worked two extra jobs in retail and waiting tables at night so I could still pursue my dream job.”

Her life changed in 2009 when she met her husband, John Polles, on a blind date with friends in Madison. “He was so supportive of what I was doing.” John graduated from Northwest Rankin and attended Delta State University on a baseball scholarship. He worked for Primos Hunting Calls right out of college as a videographer and in business development then went to work for MMC Materials Inc.

The couple married in 2010, and Amanda moved into the home that John bought at Lake Caroline.



John loved hearing my ‘adventures in real estate’ stories and he always told me how good I was at my job.



“John loved hearing my ‘adventures in real estate’ stories and he always told me how good I was at my job,” Amanda recalls. “He had a big vision for our lives, one that I just couldn’t get on board with at first. He wanted me to get my broker’s license and he would get his real estate license and work under me. I took my broker’s classes at the end of 2012. In May 2013, we had our first son, John Carter. Then later in 2013, John took his real estate classes.”



Amanda still resisted the idea of starting their own agency. “I was happy where I was, and I was a top producer. But John saw things I didn’t. He knew in his heart we could do it.”

On February 1, 2014, the same time their baby was nine months old, the couple opened Polles Properties, LLC. “It’s been the most amazing thing we could have ever done,” says Amanda. “I have such faith in God, and I had to believe that he had big things in store for John and me.” It was a big leap of faith. The couple had just had their second child and were now the parents of two children. They were about to give up the security of John’s steady paycheck, insurance, and other benefits to jump in with both feet into a business that is commission-only. “We gave up that

“
Family is
everything
to us.
”



security, but we believed in our hearts we could see it through,” Amanda says. “And you know what? We never looked back.”

Amanda says that John is the agency’s marketing person, and he is involved in selling recreational, commercial, and residential properties. “We are so drawn to people and that is what motivates us,” says Amanda. “To have clients who trust us to guide them through the process is such an honor. Our clients absolutely trust us, and many have become close friends. And we really love it when clients come back to us to let us help them find their second or third home. That means so much to us.”

Amanda admits the life of a REALTOR® comes with a lot of trials. “You just have to navigate it. You can’t grow without some struggle. That’s where all the hard work comes together.”

The couple lives in Lake Caroline and their office is located in Lake Caroline as well. John Carter is now seven and their second son, Sam Foster, recently turned two. “Family is everything to us,” Amanda says.

The Polleses attend Madison Heights Church, where John is a deacon. “We



love our church,” she says. Amanda feels blessed that she landed in real estate as a career. “I love working with my husband. Our marriage is stronger because of it. We are both doing something we love and making a difference in people’s lives, and we get to do it together, every day.”

Polles Properties, LLC is a boutique brokerage. The other two components of the brokerage include Kathy Richardson, is a well-respected REALTOR® who has been in the business for many years, and Amber Letchworth, who runs the office and has a vital role in keeping things on track. “We have a tight-knit group,” says Amanda. “Each person has a role in Polles Properties, LLC. We love our community. We love people. We love our clients.”



abe draper photography

Commercial
Advertising
Editorial
Real Estate
Event

abedraeper10@gmail.com
662.719.5707



Licensed & Bonded • Insurance Claims Specialists • Financing Available • Free Estimates • All Types of Roofing Systems • Serving All of Central MS



Contact info:
info@dickersonllc.com | (601) 502-4032
website: www.dickersonllc.com



ARMSTRONG RELOCATION & COMPANIES

Jackson's Trusted Moving & Storage Company

- Safe, easy & convenient virtual survey option
- Local, long-distance, & international moving
- Short & long-term storage
- Full or partial packing/unpacking
- Crating & specialty item packing
- Home renovation moving & storage
- Organization & settling-in services
- Appliance & specialty item dis-/reassembly

1223 Highway 51, Madison, MS 39110 | 601.856.8504 | Jackson.ArmstrongRelocation.com

FAMILY TERMITE & ENVIRONMENTAL

601-933-1014
www.family-termite.com • office@family-termite.com

WE'VE GOT YOU COVERED.

13
mo.
WARRANTY

- FREE Seller's Coverage
- No cap on refrigerant
- VIP concierge service for agents
- Online orders and claims
- Re-key service

YOUR LOCAL REPRESENTATIVE

Melissa Harmon
Account Executive
601-572-7522
Melissa.Harmon@hwahomewarranty.com

HWAHomeWarranty.com
Exclusions apply. See contract document for details. ©2019 Home Warranty of America, Inc.

\$3MILLION

DONATED THIS YEAR TO HELP BREAK THE CHAINS OF MODERN-DAY SLAVERY.

Did you know there are more victims held against their will today than ever before? That's why N2 Publishing, the company behind this magazine, is financially committed to helping end human trafficking.

And through their advertising partnerships, the businesses seen within these pages are helping us break these chains, too. Learn more about our cause by visiting n2gives.com.

Shane Saxton

knows the value of hard work



When it comes to work, it's what Shane Saxton knows how to do best. "I love to work," he says. It is something that was instilled in him as a child growing up in Flora. "My parents raised cattle and horses. I did chores around the house that I didn't get paid for, but they paid me to help with their work." That taste of independence spurred Shane to start his own lawn care business when he was just 13. "My dad helped me buy the equipment I needed, and because I didn't have a driver's license, I would drive my lawnmower to the yards I cut in town. That gave me a real sense of accomplishment. I liked earning my own money."

When he was in his sophomore year of high school at Tri-County Academy in Flora, Shane went to work for Warren Excavation, who was building Providence Hill Farm. "They were working on building the lakes, duck holes, roads and infrastructure of the development, and I learned a lot on the job." Shane worked hard, and he had a knack for understanding how the land would be used. His hard work and

dedication did not go unnoticed. The supervisor, Bill Young, gave Shane a position overseeing men older than him. All the while, Shane was able to continue his lawn care business, doing ten to twelve yards on the side.

When the construction project was complete, Shane realized his job would no longer exist. During his senior year of high school, the folks at Providence hired him to work and his first week started during spring break. "While my friends were all at the beach, I worked 80 hours that week," he says. "It didn't bother me at all to be at work while all my friends were playing. I enjoyed the work. There were 6900 acres there, and we farmed 2,000 acres."

After graduating from Tri-County, Shane attended Holmes Community College in Ridgeland. While attending college, he continued to work at Providence and still had his landscaping business as well. During his freshman year of college, he bought his first house. "My dad co-signed on it with me. I had to totally remodel the house - it was in terrible shape!"

When he moved in the home, Shane had roommates. "When they moved out, I had to get another job to pay the mortgage." It's a home he still owns today.

Shane ended up staying on at Providence Hill Farm full-time, eventually managing the property. "I always had side work doing wildlife consulting. I just love everything about the outdoors and hunting, and it was a natural fit for me." Shane has always had a knack for the outdoors. He began hunting when he was only 6 years old when he harvested his first deer.

Shane also got into timber consulting. "Timber and wildlife management work hand-in-hand when it comes to managing properties."

He also had a hunting show on Fox TV. "It was called *Team Drama*, and it was a lot of fun." Through his work on television, Shane learned about an organization called Woods, Wheels & Water Outdoors, where volunteer hunters take disabled vets and children hunting. "I started doing videos of the hunts to help get sponsors. I liked that it was a Mississippi-based organization that was run by volunteers."

Shane left Providence Hill Farm in 2017 and continued his consulting business. Over time, Shane began managing hunting properties. "At one time I was managing six properties, well over 10,000 acres. People started asking me to help them find property for hunting, and they paid me to consult on properties they were interested in buying. I had brokers seeking me out, asking me to come to work for them." Not convinced that was the right path for him, Shane worked for a company called Happy Herd, where he helped develop products. "I grew an audience on social media and by word of mouth." Thinking he may



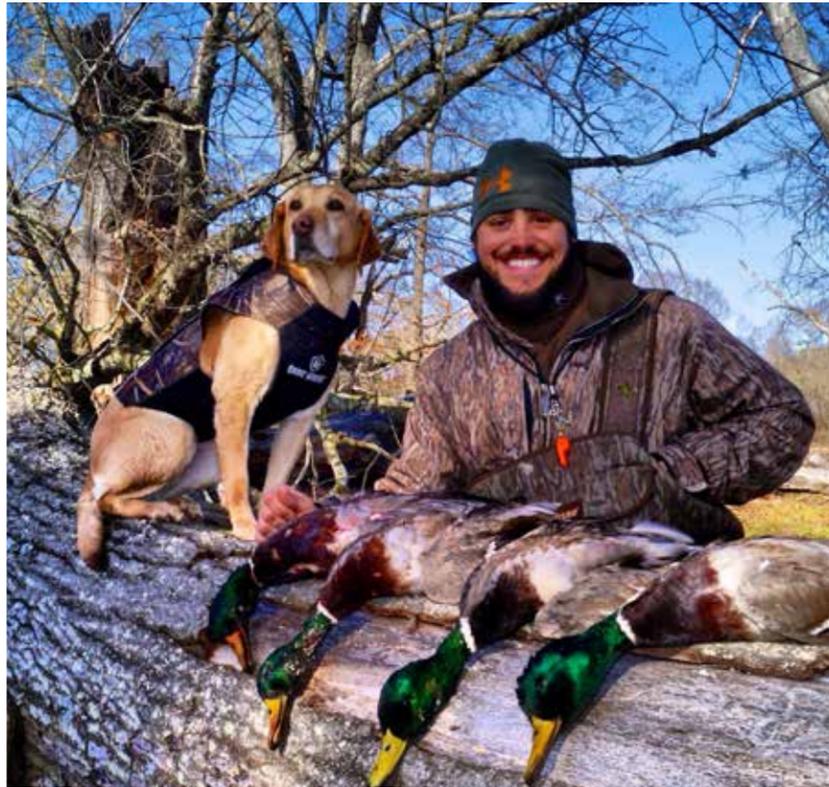
want to get involved with the Federal Land Bank because of his love of the outdoors, Shane realized that kind of job would be mainly behind a desk, which did not suit his lifestyle at all. "I finally decided to get my real estate license since I was already consulting and helping people find land. I figured it would be something I could do part-time, since by then I had a full-fledged landscaping company I ran with my brother-in-law." When the real estate business began to take up more of his time, Shane sold the landscape company and continued to do wildlife and timber consulting. He also opened a deer processing and hunting store called Red Antler Processing in Yazoo City with his partner, Shane Smith. "I figured the best way to meet potential landowners was in a hunting store!"

Shane got his real estate license in late 2018 and between April and December of the following year, he closed on deals totaling \$12 million. "I started with zero leads," he recalls. In 2020, Shane sold approximately \$20 million in his first full year of real estate full-time. While he loves selling land, Shane also sells his fair share of houses. He works with Hopper Properties. "I interviewed with several brokers, but Hopper was where I felt at home. They had the best blend of land and houses out of any brokerage in Central Mississippi and were independently owned. When I said I wanted to start my own brokerage one day, they were very supportive. Hopper has been a perfect fit for me. I've never felt like just an agent at Hopper. They make me feel like family."

Houses take more time to sell than land, according to Shane. "Even though it takes more time, I enjoy it and I'll never stop selling houses. But land is what I love the most. I also still do my wildlife and timber



Even though it takes more time, **I enjoy it and I'll never stop selling houses.**



consulting. I help my clients develop their property after the sale." Shane says his love of land and outdoors stems from his love of hunting. "Hunters are the number one conservationists of wildlife. They will better enhance the history and ongoing legacy of hunting for future generations and their families in our state. Most people don't just buy land to hunt for themselves. They buy it for their family and friends to enjoy. They buy



“

I did not get where I am today on my own.



land to pass it down to future generations. God's not making any more land, so it is the safest investment you can make. The best investment on Earth is earth. It is something you can touch, feel, enjoy and pass down. I enjoy being a part of that.”

Shane is married to his high school sweetheart, Christie. They have been together 17 years total and will celebrate their 11th wedding anniversary in April. The couple has two daughters, Swayze (age 6) and Shaylee (age 1.5). The family lives in Reunion in Madison. It is not all work and no play for Shane. When he is not working, he enjoys spending time with his family, especially taking Swayze into the woods to hunt. “That really gives me such joy.” He also enjoys traveling to hunt.

“I did not get where I am today on my own. Every door that has opened in my life has been part of God's plan to lead me where I am today. An old man once told me ‘if you love what you do, you'll never work a day in your life.’ I feel like the luckiest man in the world because I truly love what I do, and I owe it all to God for that.”

MORTGAGE MONSTERS



BEWARE!



601-316-7326

Sean Cornwell
 Loan Officer and Branch Manager
 NMLS #145052 | NMLS #1780586
 4343 Lakeland Dr.
 Flowood, MS 38832
 c 601-316-7326 | o 601-987-0077
 sean@MSmortgage.com
 https://MSmortgage.com

Written by **Susan Marquez**
Photography by **Kyle Hancock Photography**



MICHAEL KEETON

PROVIDES GREEN AIR SOLUTIONS
FOR BETTER HEALTH AND WELL-BEING

Growing up in Waco, Texas, Michael Keeton was like many young people. “I couldn’t wait to get out of Waco.” Not that Waco is a bad place, but Michael was anxious to see what was out in the world. “I looked at San Antonio, Houston, Round Rock and Dallas, but those places were all too big for me. I have sisters in Shreveport and in North Carolina, so I looked at other places in the South.” It was on a visit to Brandon five years ago that Michael found where he belonged. “I fell in love with Brandon. And it was close enough both ways to visit my sisters.”

Michael met his wife, Lynn, at church. “She is from this area,” he says. Settling in, Michael realized more than ever that Brandon was the ideal spot to raise a family. “It has a great school system and great people.” The couple married and adopted a baby. “We started the adoption process again five years ago, and surprisingly, we were blessed with a little girl. It is uncanny how much our daughter and son look alike. They look like natural brother and sister.”

Michael wanted a career that would be beneficial to his family, as well as to the people he served. He learned about a company that provides residential indoor environmental services, such as mold remediation. “Green Home Solutions is an amazing company that makes a real difference in the air quality inside people’s homes,” Michael explains.

“Our first contact with clients is most often when they contact us after developing allergy-like symptoms. We will go in and do a visual inspection and take air samples for analysis. Then we will come up with a treatment plan. We can literally reset the indoor environment in a home using an air scrubber with a two-filter system then using an ozone machine, which sanitizes and disinfects. A house will smell just like it does after it rains. That treatment is especially good for someone who has recently come home from the hospital.”

Michael has been in business for about a year. “I did extensive classroom and field training to get certified as a residential indoor environmentalist,” he explains. “Now it’s my job to educate others. So many people think I come in with a bleach solution to get rid of the mold, but that is simply not the case. Bleach will turn to water, and water turns to mold. I use very sophisticated methods to make sure I get a good cure rate.”

...



“I did extensive classroom and field training to get certified as a residential indoor environmentalist.”



REALTORS® are a big source of business for Michael’s company. “I always tell them not to let mold kill the deal. I spend a lot of time doing lunch-and-learn sessions for REALTORS®. If a home inspector finds mold, it can push a closing, or even cancel the deal altogether. I will drop everything and take care of the problem right away so that the deal can stay on track.”

fan, then that means it is working well. If the paper falls, it is time to clean or replace the fan! It’s really simple science.”

Michael says the average cost for his services is about \$2,500 per house. Most people are happy to pay it, as the difference he makes in the quality of the air inside a home leads to better health and well-being.

There are so many factors that affect indoor air quality. “Candles are a surprising culprit,” says Michael. While they may add a nice scent and ambiance to a room, many candles put out a lot of soot into the air. “If you see black soot on the side of the candle, you shouldn’t be burning it indoors.” Instead, Michael says beeswax and soy-based candles are preferable. Another hotspot is the bathroom. “You should always run the exhaust fan when taking a shower,” he says. “When the steam from a shower meets cold air, it condenses and creates mold. A good exhaust fan will prevent that from happening.” To make sure the exhaust fan is working well, Michael conducts the “TPI” test. “I turn on the exhaust fan, then I take one sheet of toilet paper and put it up to the fan. If it sucks the paper into the

Tie Your Closings With the Best!



James E. Renfroe

Renfroe & Perilloux, PLLC

648 Lakeland East Drive, Suite A

Flowood, MS 39232

601.932.1011 • www.MSLawfirm.biz

- Residential & Commercial Real Estate Closings
- Title Confirmation
- Title Searches
- Title Litigation
- Wills and Estates
- After-hours Closings
- Mobile, STATE-WIDE Closings
- Certificates of Title
- Business Formations
- Bankruptcy





CUTTING THE CORD:

THE LATEST ON STREAMING SERVICES

By Shauna Osborne

Last year was truly the year of stay-at-home entertainment. Being locked down indoors for most of 2020 gave us ample time to explore what shows, performances, and films could be experienced from the comfort of our own living rooms. Particularly for those depressed by the closure of movie theaters and entertainment venues, streaming offered the ability to bond with other fans over live-streamed music performances, to stay in touch with box-office trends, and, importantly, to zone out from pandemic-related stress with endless episodes of *The Office*, *Gilmore Girls*, or *The Great British Baking Show*.

Unsurprisingly, 2020 saw video streaming activity increase by up to 40% in the U.S., with the average user streaming over three hours of content daily during the key months of lockdown, primarily on the most familiar and well-known, over-the-top (OTT) media services: Netflix, Hulu, Amazon Prime, and Disney+. Each option provides instant access to a wide-ranging library of high-quality content – with a growing segment of original programming – at a variety of price points, devices supported, and simultaneous streams allowed. Newcomers to the streaming scene, like Peacock, Quibi, and Acorn, are moving toward niche content; for example, Quibi streams short videos exclusively to smartphones, while Acorn offers U.S. viewers programming specifically from the UK, Ireland, Canada, and Australia. Other recent streaming trends that will continue into 2021 include...

- **Nostalgia:** Streaming services are bringing back the '80s and '90s to capitalize on the nostalgia factor for millennials. In 2020, Netflix brought us the popular *Cobra Kai*, a *Karate Kid* reboot, as well as *The Baby-Sitters Club*, based on the beloved literary sisterhood from an erstwhile era.
- **Health and wellness:** Virtual fitness has become the “new normal,” as over 80% of U.S. households report they utilized live-streamed workout services during 2020. Yoga and HIIT (high-intensity interval training) / bootcamp classes topped the list. Notably, many consumers say they plan to continue to stream fitness classes post-COVID.
- **Docuseries:** Remember the *Tiger King* mania of spring 2020? The show was reportedly watched by over 60 million households in the U.S. last year. Documentary miniseries are growing in popularity, with more being released for streaming constantly.
- **Non-English original programming:** Step aside, Hollywood. Streaming services like Netflix and Prime have seen massive success this year with local-language series like *La Casa De Papel* and *Dark*.

Synergy² Pest

Termite Inspections In 24 Hours Guaranteed!!

WHAT WE OFFER
Quick turn-around on real estate termite inspection reports, pest services, and a new realtor rewards program.

601-624-6360
www.synergy2ms.com

Dun-Rite Gutters, Inc.
Have it Done Right by Dun-Rite
We specialize in 6" half round Aluminum & Copper

- Top Quality Gutter Installation, Repair & Cleaning Services
- Competitive Prices from Copper Gutters to Leaf Guards
- Free Estimates & Professional Consultation
- 2 Year Warranty on Installations

Mark Dungan, Owner
601-605-0000
Madison, MS

www.DunRite-Gutters.com

OLD REPUBLIC HOME PROTECTION

Your home warranty company should work as hard as you do.

We're grateful to support you and your clients with superior home warranty coverage.

Contact me to learn more.

Caren Messina
Account Executive
800.282.7131 Ext. 1347
C: 707.580.2460
CarenM@orhp.com
my.orhp.com/carenmessina

People Helping People

This is a paid advertisement.



BUYER INSPECTIONS • SELLER INSPECTIONS • MOLD TESTING



Smith Home Inspections, LLC

With Smith Home Inspections, you will get a lot more than just an inspection. **The best part is it's Free!**

**90 Day Warranty | MoldSafe | SewerGard | RecallCheck
a Full Concierge Service and More!**

To learn more, or schedule an inspection online,
visit www.SmithHomeInspectionsLLC.com



Joshua Smith
Certified Home Inspections
MHIB #0681
601-310-3199

