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04/04/2023 02:57:23 PM

DEEDS 1/2

prepared by:

Stewart & Associates, PC

3595 Grandview Parkway Suite 280

Birmingham, AL 25243

SEND TAX NOTICE TO:

Thrive Capital, LLC

1751-D Valley Ave

Homewood, AL 35209

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$135,000.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Susan Y. Deskinan unmarried woman**, whose address is 5608 Tree Crossings Pkwy. Hoover, AL 35244 (hereinafter "Grantor", whether one or more), by **Thrive Capital, LLC**, whose address is 1751-D Valley Ave, Homewood, AL 35209 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Thrive Capital, LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2850 Bridlewood Terrace, Helena, AL 35080** to-wit:

Lot 11, according to the Survey of Bridlewood Parc, Sector One, as recorded in Map Book 17, Page 34, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this April 4, 2023.

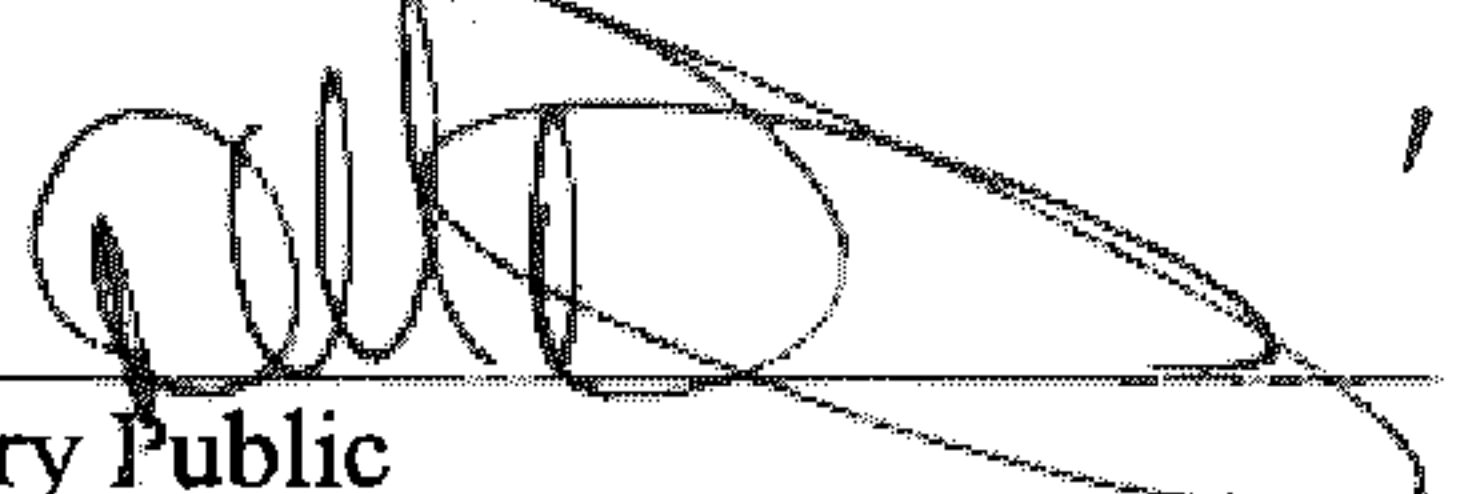


Susan Y. Deskin

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Susan Y. Deskin whose name(s) is/are 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 conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, 2023.


Notary Public
My Commission Expires: 3/5/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/04/2023 02:57:23 PM
\$160.00 PAYGE
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Alexis S. Boyd