

Send tax notice to:

Thrive Capital

1751 D Valley Avenue

Homewood AL 35209

File No. TVL-23-2649

STATE OF ALABAMA

COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ONE HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED AND 00/100(\$122.500) and other good and valuable consideration in hand paid to the undersigned, **LAKEVIEW LOAN SERVICING, LLC**, a corporation (hereinafter referred to as "Grantor") whose mailing address is 4425 Ponce De Leon Blvd., MS5-251, Coral Gables, FL 33146, the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto **Thrive Capital, LLC**, (hereinafter referred to as "Grantee"), whose address is 1751 D Valley Ave, Homewood AL 35209 the following described real estate situated in Shelby County, Alabama, the address of which is 20 Oak Ridge Drive, Pelham, AL 35124 to-wit:

Lot 20, according to the Survey of Little Oak Ridge Estates, Second Sector, as recorded in Map Book 5, Page 39, in the Probate Office of Shelby County, Alabama.

Whereas, the subject Property hereinabove described as acquired by Grantor by that certain Foreclosure Deed executed on 8/30/2022, and recorded on 9/1/2022 in Instrument 20220901000342390.

TO HAVE AND TO HOLD unto the Grantee, his heirs, executors, administrators and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, Grantor, LAKEVIEW LOAN SERVICING, LLC, a corporation, by Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney in Fact under a Limited Power of Attorney, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 24 day of May, 2023.

LAKEVIEW LOAN SERVICING,
LLC


Lakeview Loan Servicing, LLC

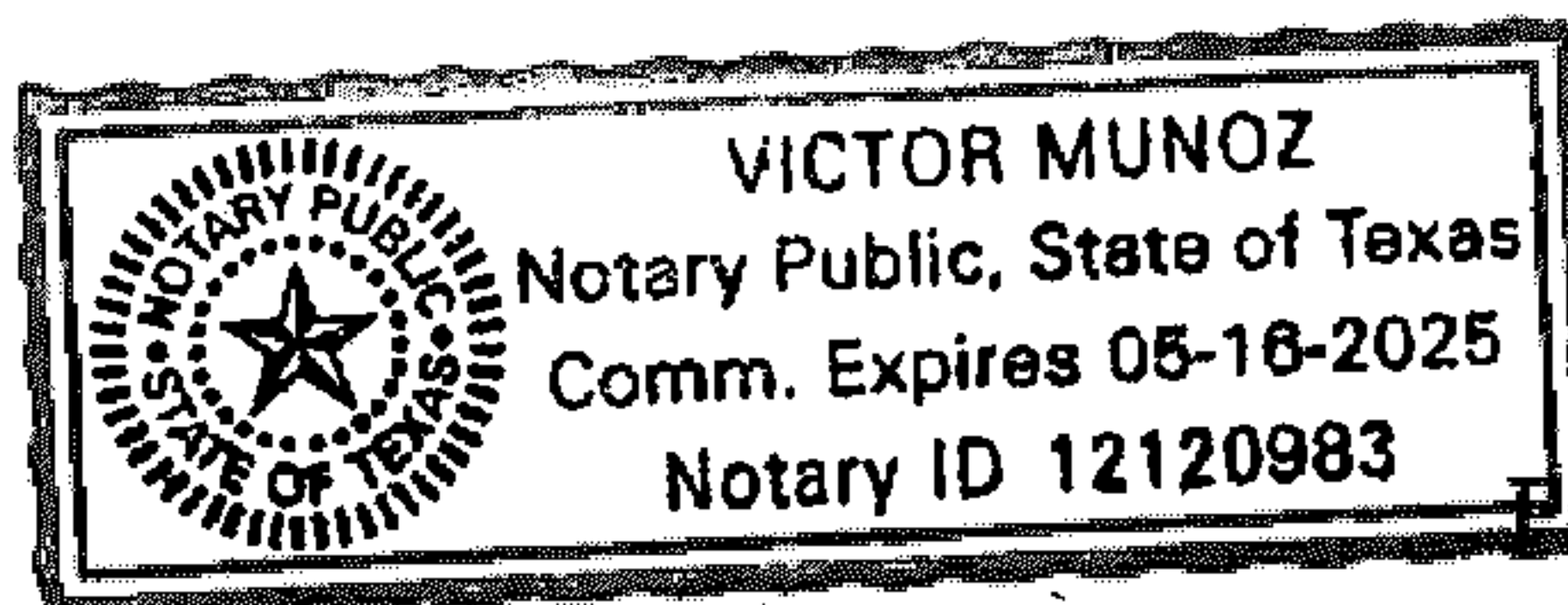
By: David Granados

Nationstar Mortgage, LLC d/b/a Mr.
Cooper as Attorney in Fact under a
Limited Power of Attorney
Title: Assistant Secretary

STATE OF Texas)
COUNTY OF Denton)

On May 24, ²⁰²³~~2022~~ before
me Victor Munoz, ^{in DG} a notary public, personally
appeared David Granados
its Assistant Secretary of Nationstar Mortgage, LLC
d/b/a Mr. Cooper as Attorney in Fact under a Limited Power of Attorney for Lakeview
Loan Servicing, LLC known to me, or proved to me on the basis of satisfactory evidence,
to be the Grantor(s) in the foregoing deed, and who known to me, acknowledged before
me on this day, that, being informed of the contents of the said instrument, she/he, in
his/her capacity as such Person and with full authority, executed the same
voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 24 day of May 2023.



Print Name:


Notary Public, Victor Munoz

Commission Expires: 5-16-2025

This instrument prepared by:
Stewart & Associates, P.C.

3595 Grandview PKWY Ste 275
Birmingham AL 35243-3322 2



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/06/2023 08:02:31 AM
\$147.50 BRITTANI
20230606000170130

Allen S. Byrd