

SEND TAX NOTICE TO:
Thrive Capital, LLC
1751-D Valley Ave
Homewood, AL 35209

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Joshua Standifer, an unmarried man and Amanda Standifer, an unmarried woman**, whose address is 2171 Old Cahaba Pl Helena, AL 35080 (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 **2171 Old Cahaba Place, Helena, AL 35080** to-wit:

Lot 431-A, according to the Survey of Old Cahaba Oakwood Sector Resurvey, as recorded in Map Book 29, Page 140, 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 14th day of August, 2023.



Joshua Standifer



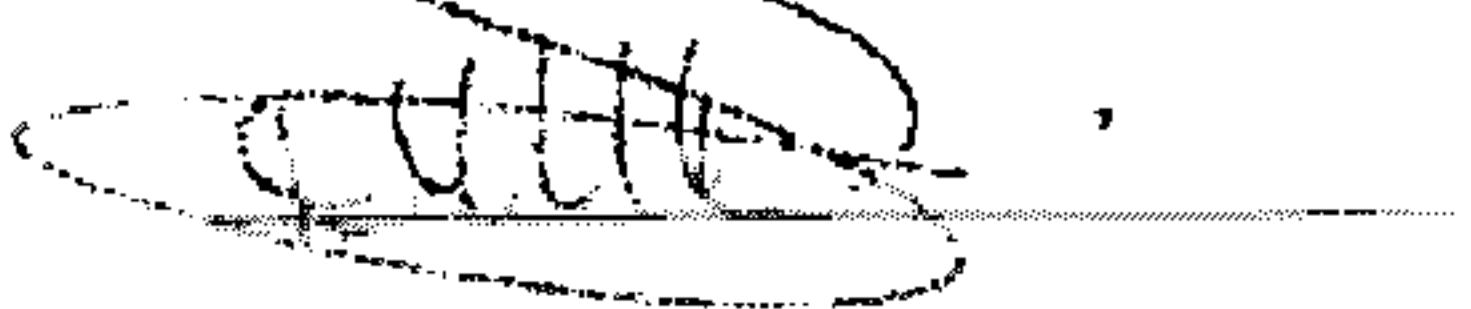
Amanda Standifer

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Joshua Standifer 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.

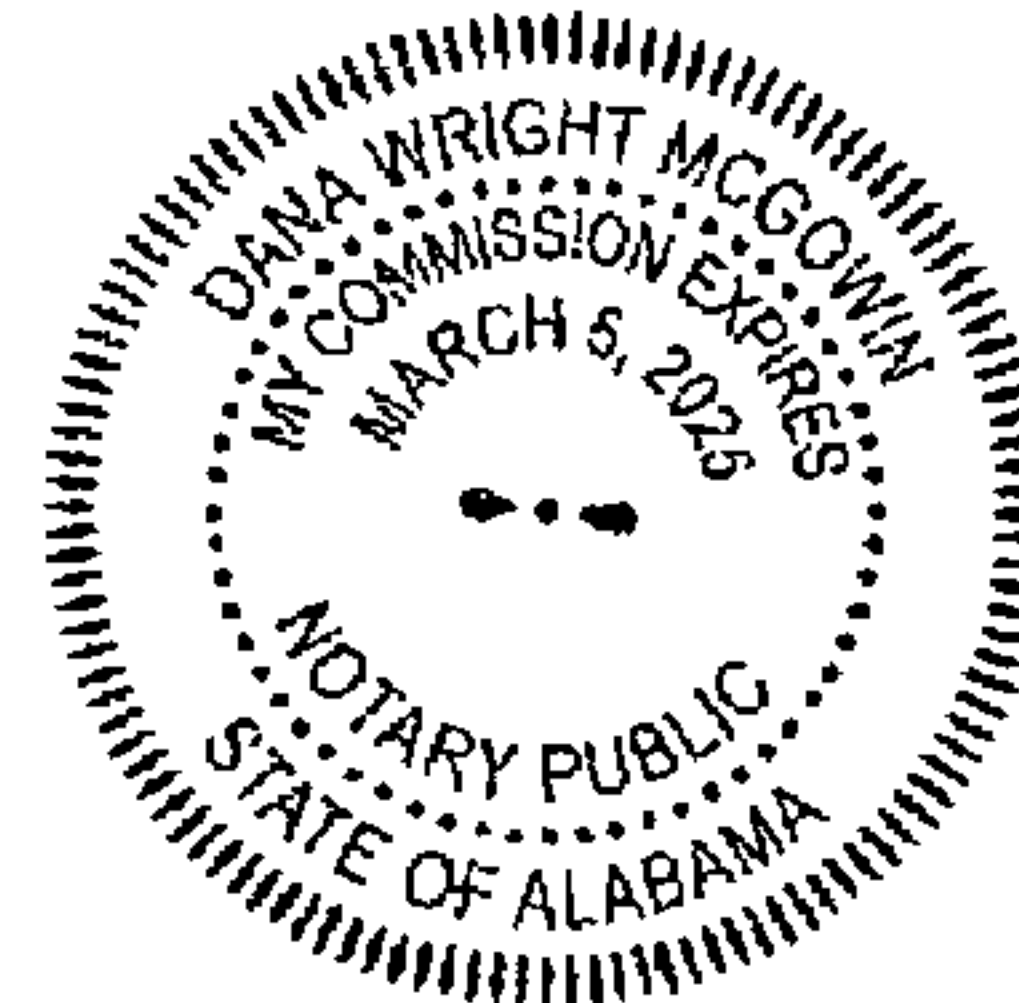
Given under my hand and official seal this 14th day of August, 2023.



Notary Public

My Commission Expires:

STATE OF ALABAMA
COUNTY OF JEFFERSON



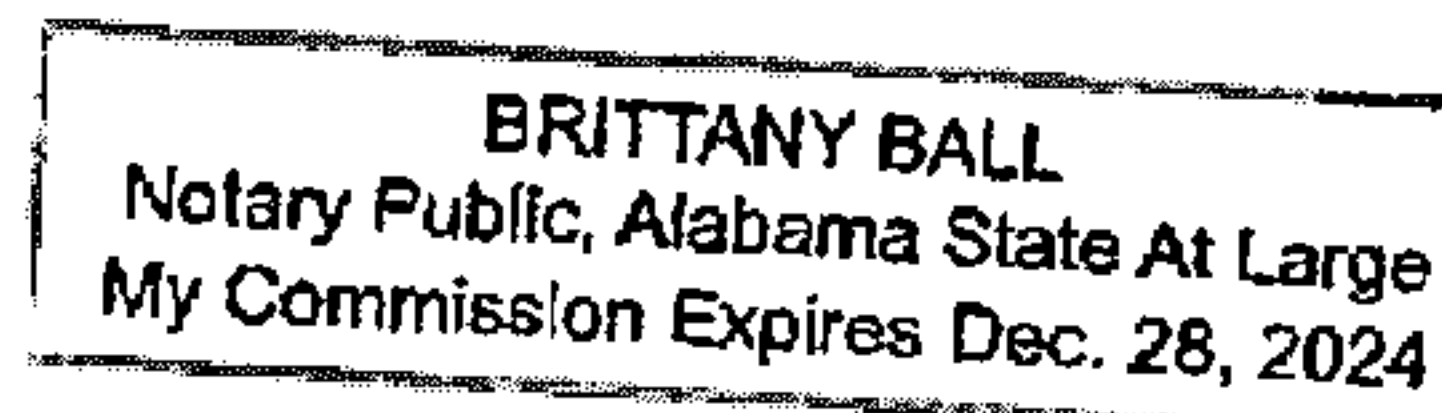
I, the undersigned Notary Public in and for said County and State, hereby certify that Amanda Standifer whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of August, 2023.



Notary Public

My Commission Expires:



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Joshua Standifer
 Mailing Address 2171 Old Cahaba Pl
Helena, AL 35080

Grantee's Name JE Homes, LLC
 Mailing Address 1751 D Valley Ave
Homewood, AL 35209

Property Address 2171 Old Cahaba Pl
Helena, AL 35080

Date of Sale August 14, 2023
 Total Purchase Price \$ 200,000.00

Filed and Recorded
 Official ~~Public Records~~
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/16/2023 02:14:41 PM
 \$228.00 JOANN
 20230816000247500

or
 Actual Value \$

or
 Assessor's Market Value \$



Phase price or actual value claimed Allen S. Byrd can be verified in the following documentary
 evidence: (check one) (Recordation of document is not required)

☒ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 or 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 8/14/2023

Print Meghan Fitzpatrick

☒ Unattested

[Signature]
 (verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one