

20230817000248570  
08/17/2023 01:45:14 PM  
QCDEED 1/1

Send tax notice to:  
JD Realty Holdings, LLC  
1751 Valley Ave., Apt. D  
Birmingham, AL 35209

This instrument prepared by:  
JD Realty Holdings, LLC  
1751 Valley Ave., Apt. D  
Birmingham, AL 35209

STATE OF ALABAMA  
COUNTY OF SHELBY \_\_\_\_\_

**QUIT CLAIM DEED**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/17/2023 01:45:14 PM  
\$193.50 JOANN  
20230817000248570

KNOW ALL MEN BY THESE PRESENTS:

*Allen S. Byrd*

That in consideration of One hundred and Seventy One Thousand Two Hundred and Forty Three dollars and 00/100 (171, 243.00) and other good and valuable consideration, in hand paid to the undersigned, Thrive Capital LLC, whose mailing address is 1751 Valley Ave, Apt. D, Birmingham, AL 35206, (hereinafter referred to as the "Grantors") by the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto JD Realty Holdings, LLC whose mailing address is 1751 Valley Ave., Apt. D, Birmingham, AL 35209, (hereinafter referred to as the "Grantee"), all its right title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 44, according to the Survey of Hamlet 6<sup>th</sup> Sector as recorded in Map Book 9, Page 97, Shelby County , Alabama Records.

**TITLE NOT EXAMNIED BY PREPARER**

**LEGAL DESCRIPTION PROVIDED BY GRANTOR**


**\*\* Property does not constitute the homestead of the Grantor or her spouse\*\***

SUBJECT TO:

1. Taxes for the year 2023 and subsequent years.
2. Easements, restrictions, reservations, rights of way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.


TO HAVE AND TO HOLD unto the Grantees, as joint tenants with full rights of survivorship, his/her heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set my hand and seal on this the 26<sup>th</sup> day of July, 2023

  
\_\_\_\_\_  
Joe Demaras, Member  
Thrive Capital, LLC

State of Alabama )  
~~Jefferson~~ County )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joe Demaras, whose name as (member/manager) of Thrive Capital, LLC, a limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, ...he, as such (member/manager) and with full authority, executed the same voluntarily for and as the act of said limited liability company.

  
Given under my hand and official seal this 26<sup>th</sup> day of July, 2023.

Notary Public  
My commission expires: 3/5/23

