

This Instrument was Prepared by:  
Joseph T. Conwell, III, P.C.  
Joseph T. Conwell, III, P.C.  
4245 Balmoral Dr. SW, Suite 303  
Huntsville, AL 35801

File No.: 2023-563

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Three Thousand Eight Hundred Dollars and No Cents (\$203,800.00)**, the amount of which can be verified by the **Shelby County Tax Assessor**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Kellie Adelberg, a single woman, whose mailing address is 2107 Amberley Woods Ter, Helena, AL 35080** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Thrive Capital, LLC, an Alabama Limited Liability Company, whose mailing address is 1751 Valley Ave, Unit D, Birmingham, AL 35209** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 2107 Amberley Woods Ter, Helena, AL 35080**; to wit;

Lot 16, according to the Survey of Amberley Woods, 2nd Sector, as recorded in Map Book 20, Page 10, in the Probate Office of Shelby County, Alabama.

**Note: Conveyance is subject to that certain Mortgage executed by Kellie M. Adelberg, an unmarried woman, Kellie M. Adelberg is one and the same person as Kellie Adelberg to Mortgage Electronic Registration Systems Inc., acting solely as nominee for Aliant Bank, dated 08/17/2007 and recorded in Instrument 20070827000402310 on 08/27/2007, of the Probate Records of Shelby County, Alabama, in the original principal sum of \$116,800.00. The same having been assigned to Ditech Financial LLC, by Assignment of Mortgage recorded 02/10/2016, in Official Records Instrument 20160210000042650, all of the Probate Records of Shelby County, Alabama. The same having been assigned to New Residential Mortgage, LLC, by Assignment of Mortgage recorded 02/23/2018, in Official Records Instrument 20180223000058210, all of the Probate Records of Shelby County, Alabama. The same having been assigned to Newrez LLC, D/B/A Shellpoint Mortgage Servicing, by Assignment of Mortgage recorded 02/04/2020, in Official Records Instrument 20200204000046030, all of the Probate Records of Shelby County, Alabama with a current principal balance of \$122,442.60.**

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

\* IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20 day of Sept., 2023.

X Kellie Adelberg  
Kellie Adelberg

State of Alabama

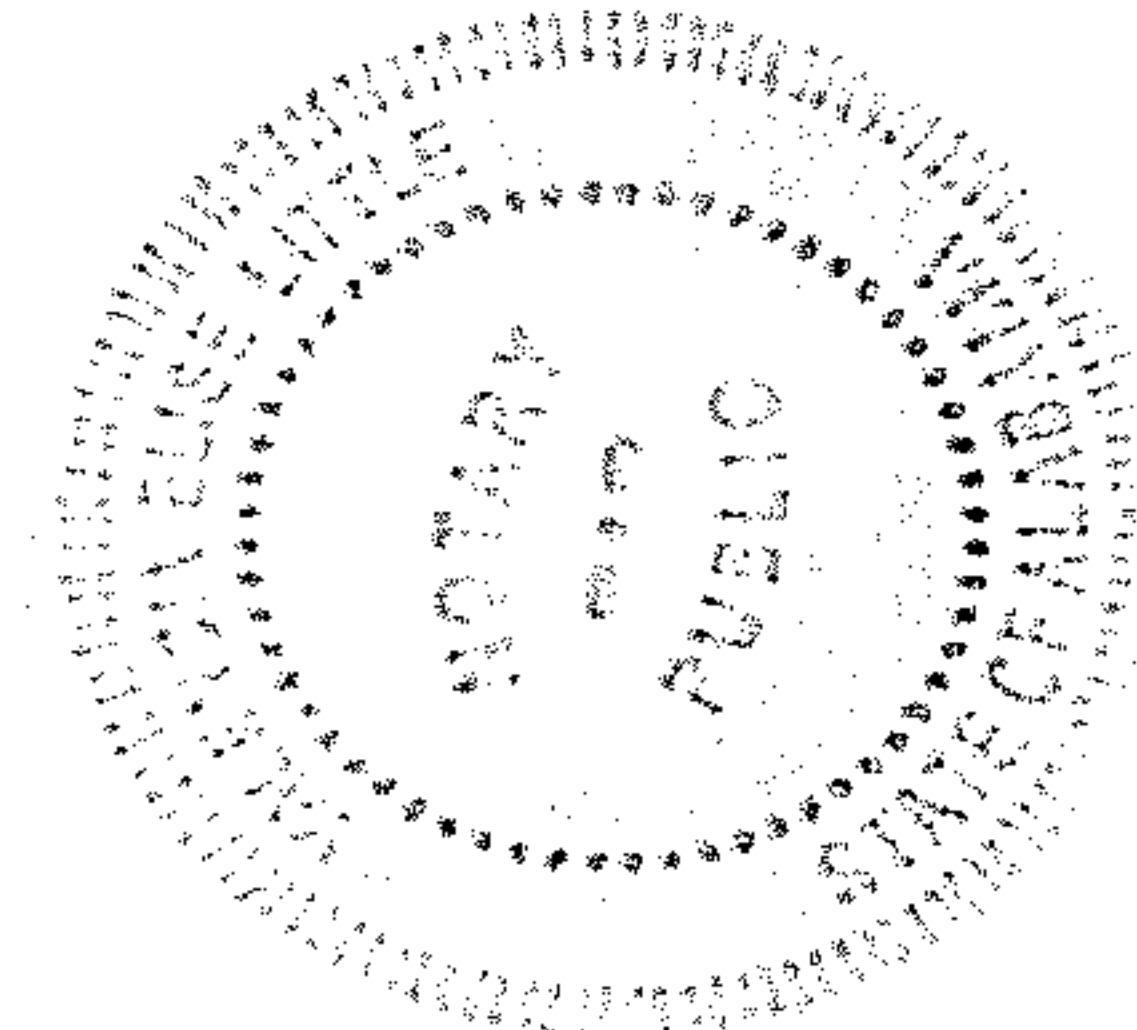
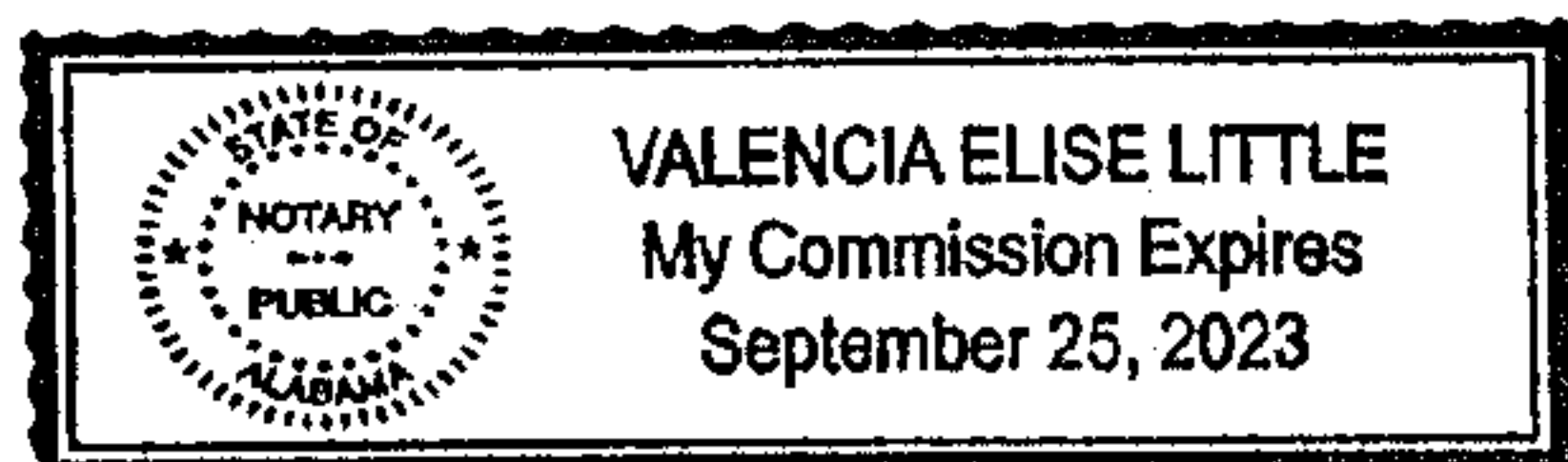
County of Shelby

I, Valencia E. Little, a Notary Public in and for the said County in said State, hereby certify that Kellie Adelberg, a single woman, whose name is 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of September, 23.

Valencia E. Little  
Notary Public, State of Alabama

My Commission Expires: 09/25/2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/22/2023 11:29:23 AM  
\$229.00 JOANN  
20230922000284390

Allie S. Bayl