

SEND TAX NOTICE TO:

Juan Camilo Cuellar
2171 Old Cahaba Place
Helena, AL 35080

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 **THREE HUNDRED THIRTY SEVEN THOUSAND AND 00/100 (\$337,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Thrive Capital, LLC, an Alabama Limited Liability Company**, whose address is 1751-D Valley Ave Homewood, AL 35209, (hereinafter "Grantor", whether one or more), by **Juan Camilo Cuellar**, whose address is 2171 Old Cahaba Place Helena, AL 35080, (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 **Juan Camilo Cuellar, as sole owner**, 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.

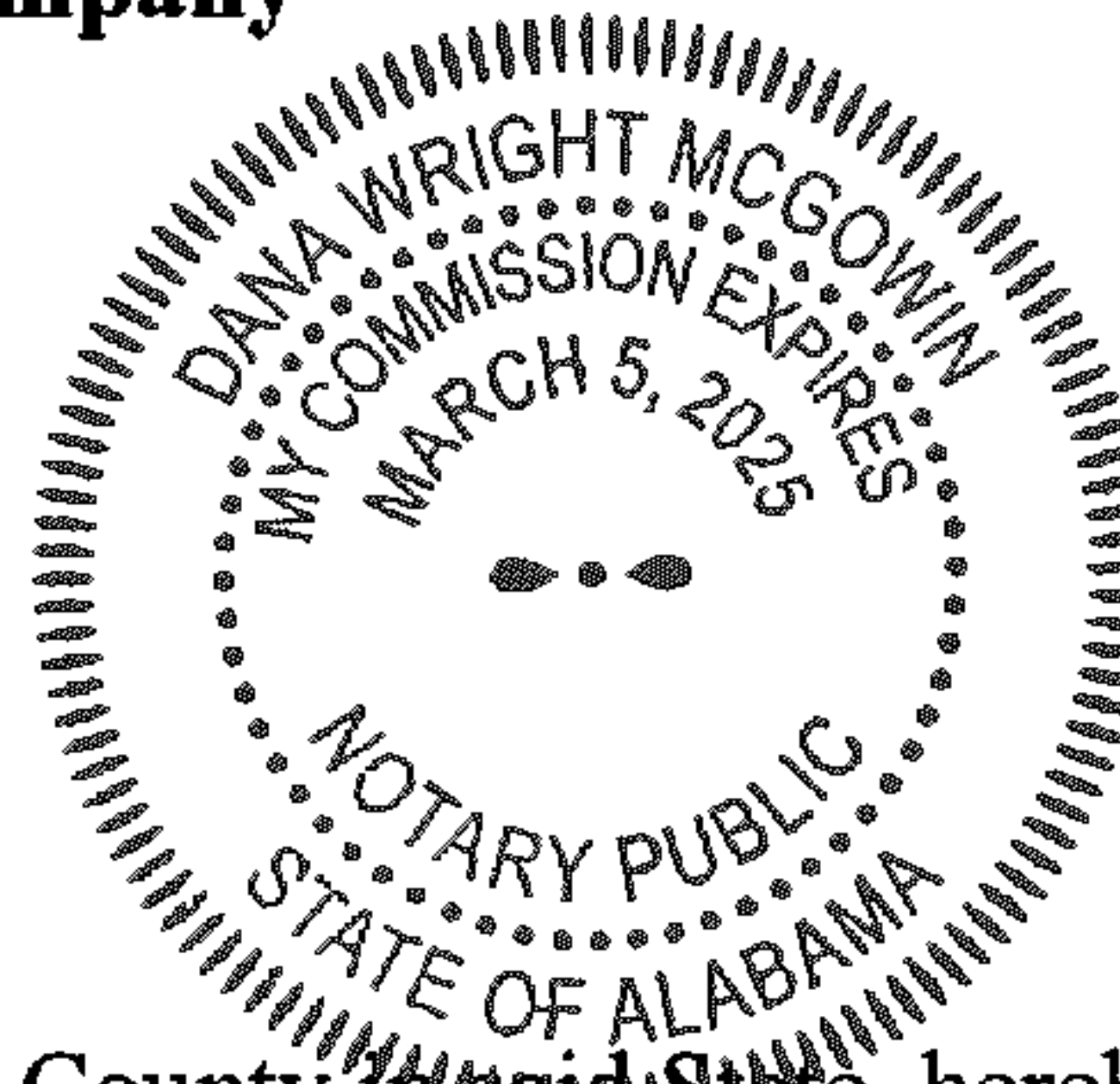
TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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 24th day of October, 2023.

Thrive Capital, LLC, an Alabama Limited Liability Company

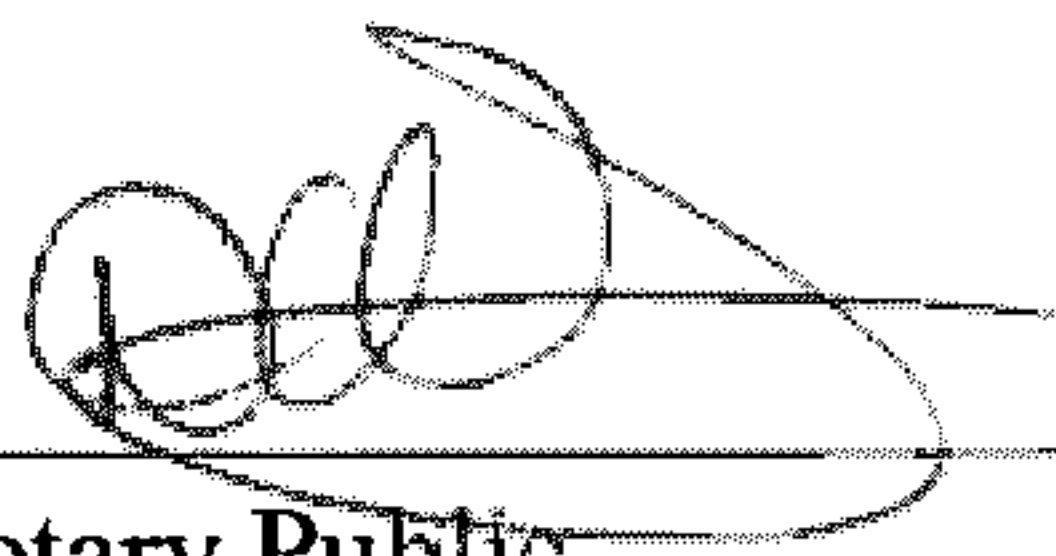
By: 
Joe Demaras, Managing Partner

STATE OF ALABAMA
COUNTY OF JEFFERSON



I, Dana Wright McGowin, a Notary Public, in and for said County in said State, hereby certify that Joe Demaras, whose name as Managing Partner of Thrive Capital, LLC, a AL 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 (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 24th day of October, 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
10/24/2023 11:32:38 AM
\$362.00 JOANN
20231024000313270

Alexis S. Bayl