

This instrument was prepared by:
Mary Stewart Nelson, Esq.
FISH NELSON & HOLDEN, LLC
400 Century Park South, #224
Birmingham, Alabama 35226

Send tax notice to:
Thrive Capital, LLC
1751 Valley Ave #D
Birmingham AL 35209

State of Alabama
County of Shelby

GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Jeremy Stacey and Mary Jessica Stacey, a married husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Thrive Capital, LLC** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel ID: 28-4-17-1-003-037.000

Address: 134 Ashby St, Calera, AL 35040

Legal Description: Lot 16, according to the Survey of Camden Cove West Sector 3, Phase 2, as recorded in Map Book 35, Page 15, in the Probate Office of Shelby County, Alabama.

Subject to taxes for the year 2023 and subsequent years not yet due and payable; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.


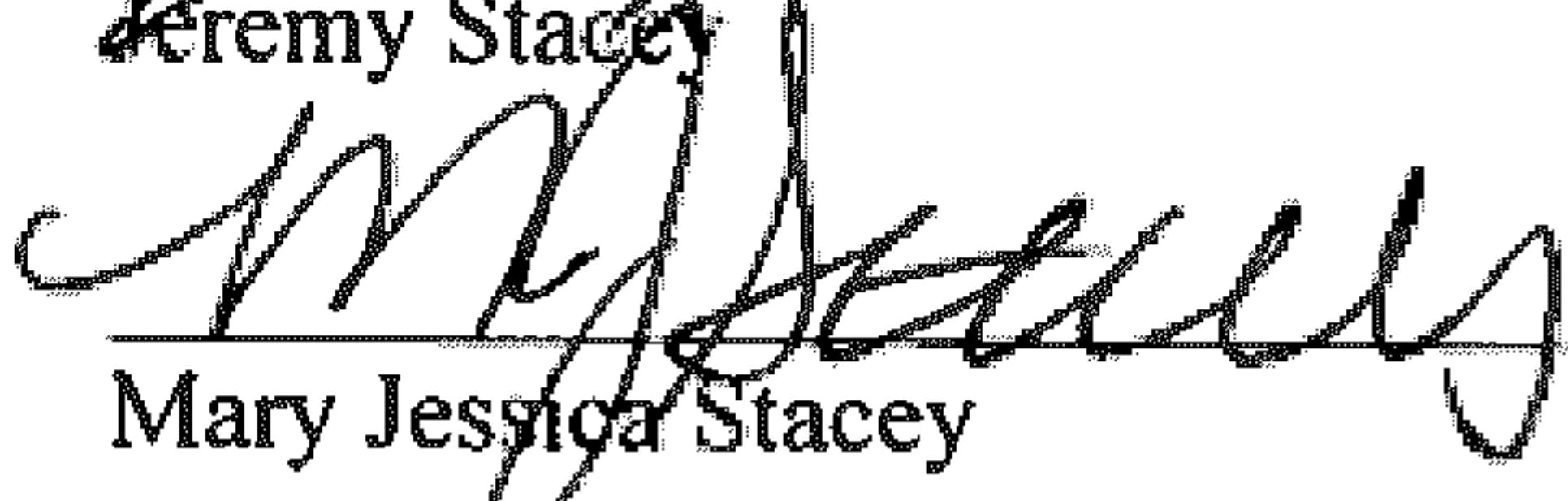
Be it known that \$39,766.60 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

This conveyance is made subject to that certain Mortgage executed by Jeremy Stacey to MERS as nominee for FirstBank in the original principal amount of \$90,333.00 dated 1/31/2013 and recorded 2/6/2013 as Instrument 20130206000052880 and subsequently

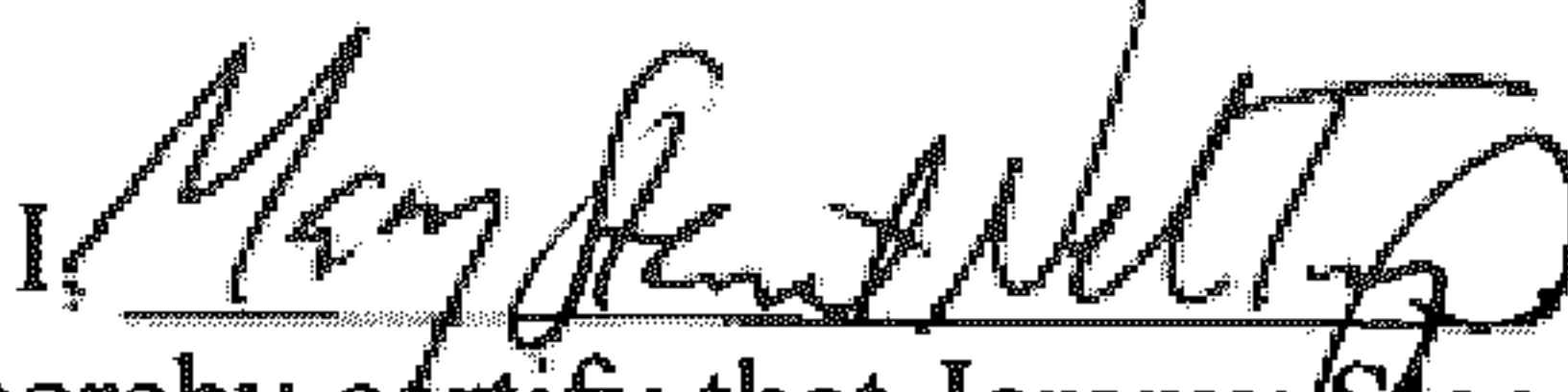
assigned to Truist Bank as recorded on 12/29/2023 at Instrument 20231229000372400 in the Probate Court of Shelby County, Alabama.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

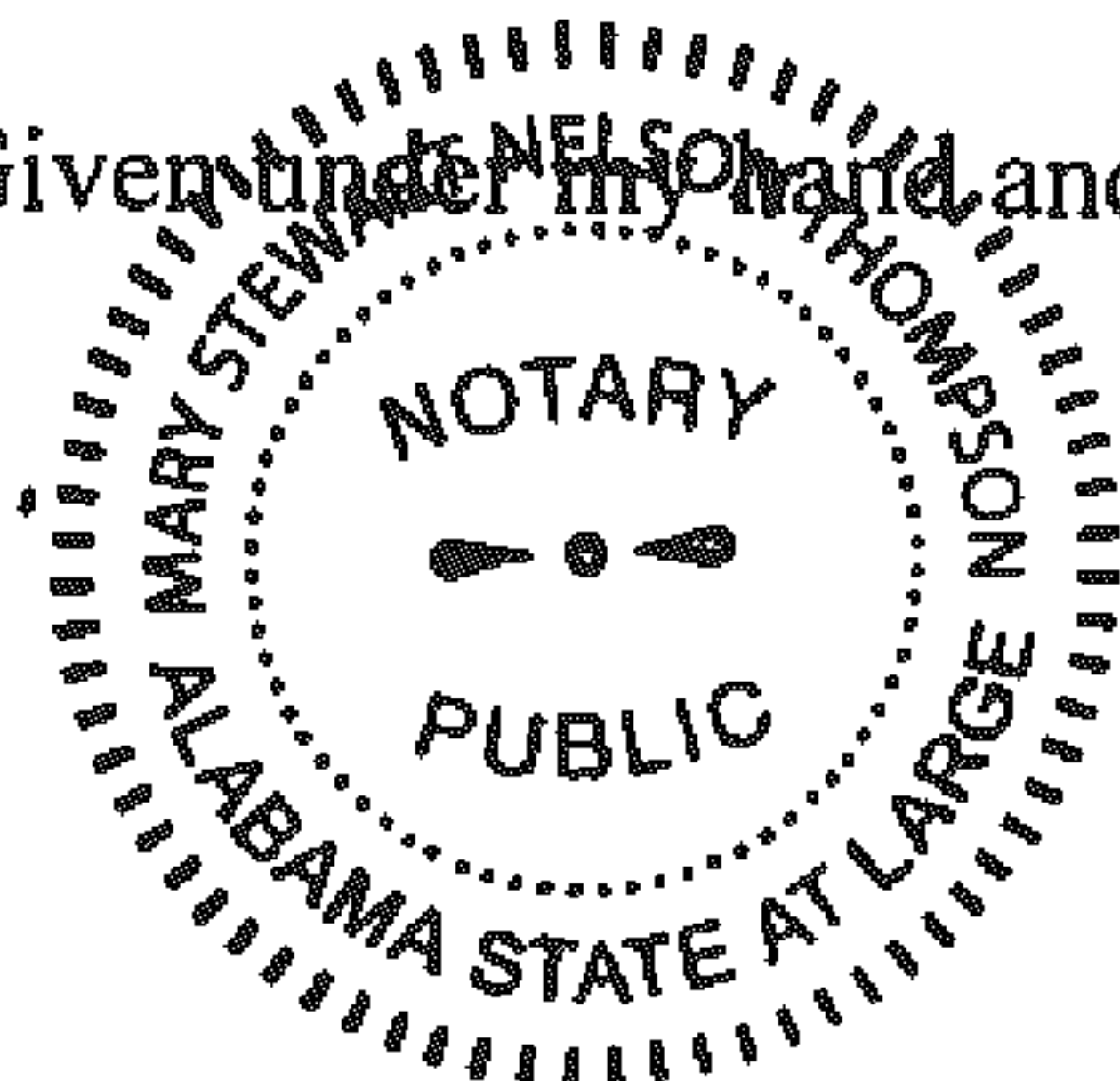
In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of April, 2024.

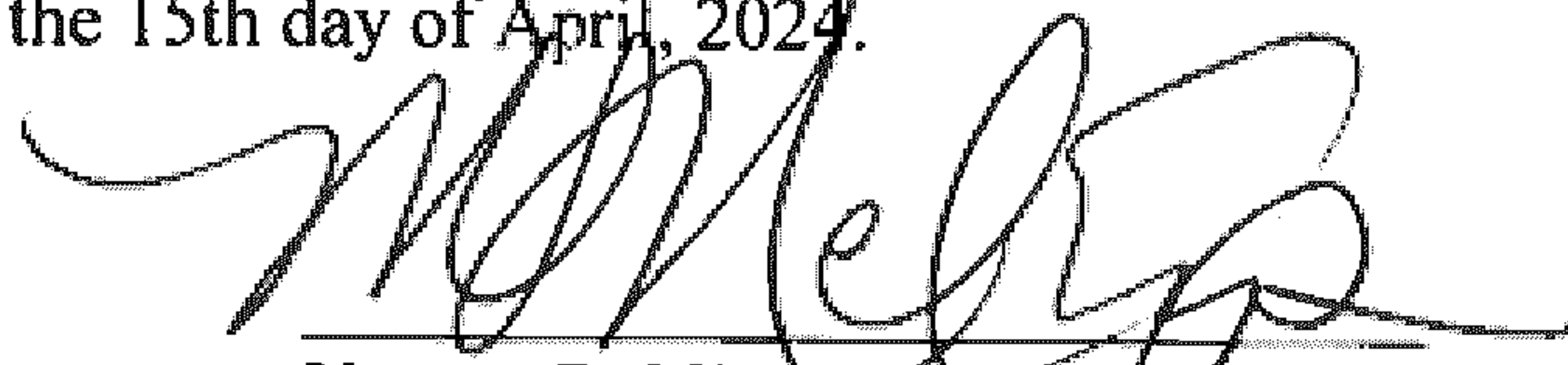

Jeremy Stacey

Mary Jessica Stacey

STATE OF ALABAMA
COUNTY OF JEFFERSON

I,  a Notary Public in said and for said County, in said State, hereby certify that Jeremy Stacey and Mary Jessica Stacey whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of April, 2024.




Notary Public

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jeremy Stacey
 Mailing Address 134 Ashby St
Clare AL 35040

Grantee's Name Thrive Capital LLC
 Mailing Address 1751 Valley Ave #D
Birmingham AL 35209

Property Address 134 Ashby St
Clare AL
35040

Date of Sale 4/15/24
 Total Purchase Price \$ \$146,000.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/22/2024 12:55:45 PM
 \$134.50 PAYGE
 20240422000115720

Allen S. Byrd

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 4/15/24

Print Mary Brant

Sign [Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one