

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#D Valley Ave  
Homewood, 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, **Rebecca Isley**, a single woman, (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: 13-8-27-2-001-001.074**

**Address: 139 Cedar Bend Drive, Helena, AL 35080**

**Legal Description:** Lot 7, Block 3, according to the survey of Cedar Bend, Phase 2, as recorded in Map Book 20, Page 19, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

Subject to taxes for the year 2024 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.


This conveyance is made subject to that certain mortgage executed by the grantor to MERS - Royal United Mortgage, LLC in the amount of \$99,000.00 dated 2/11/14 recorded on 2/24/14 at Instrument 20140224000050880, and later assigned to Ditech Financial by that Instrument 20180705000239890 and later assigned to New Residential Mortgage by that Instrument 20200311000095890 and later assigned to Newrez LLC d/b/a Shellpoint Mortgage Servicing by that Instrument 20200526000208150 and later

assigned to Citigroup Mortgage Loan Trust 2021-RP3 by that Instrument #20210722000354640.

Be it known that 0 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 30th day of August, 2024.

  
Rebecca Isley

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Valencia Elise Little, a Notary Public in said and for said County, in said State, hereby certify that Rebecca Isley 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 30th day of August, 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 Rebecca Isley Grantee's Name Thrive Capital, LLC  
 Mailing Address 139 Cedar Bend Dr Mailing Address 1751 D Valley Ave  
Helena, AL 35080 Homeswood, AL  
35209

Property Address 139 Cedar Bend Dr Date of Sale 8/30/24  
Helena, AL Total Purchase Price \$ 115,000.00  
35080 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

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 9/5/24

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

Filed and Recorded  
 Official Public Records  
 tested [Signature] Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL (verified by)  
 09/05/2024 02:28:15 PM  
 \$143.00 JOANN  
 20240905000277120



Form RT-1

Allen S. Byrd