

**SEND TAX NOTICE TO:**

Daniel Keegan Bucher and Dana Leigh Bucher  
139 Cedar Bend Drive  
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 **TWO HUNDRED EIGHTY THREE THOUSAND AND 00/100 (\$283,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Thrive Capital, LLC, a Limited Liability Company**, whose address is 1751-D Valley Ave Homewood, AL 35209, (hereinafter "Grantor", whether one or more), by **Daniel Keegan Bucher and Dana Leigh Bucher**, whose address is 139 Cedar Bend Drive 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 **Daniel Keegan Bucher and Dana Leigh Bucher**, as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 139 Cedar Bend Drive, Helena, AL 35080 to-wit:**

**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 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 \$253,000.00 executed and recorded simultaneously herewith.

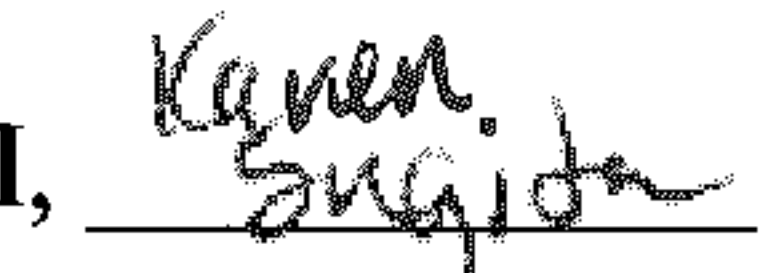
**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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 6th day of December, 2024.

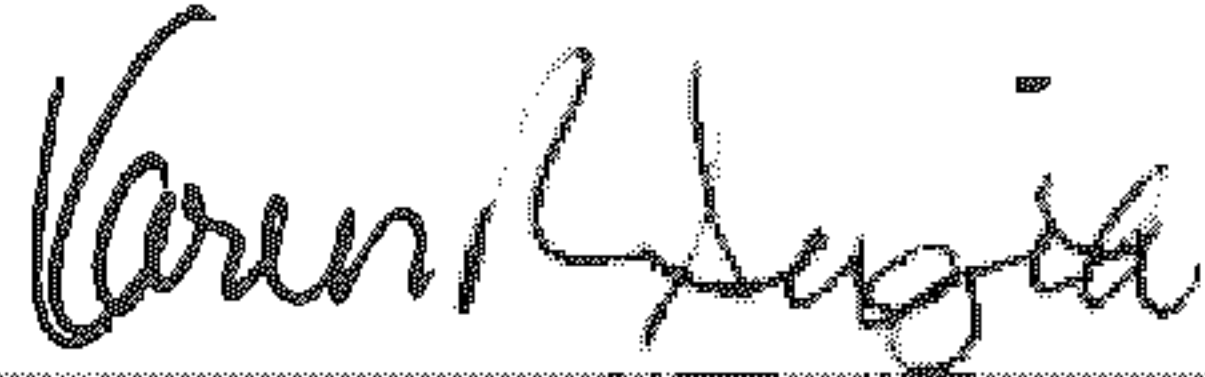
**Thrive Capital, LLC, a Limited Liability Company**

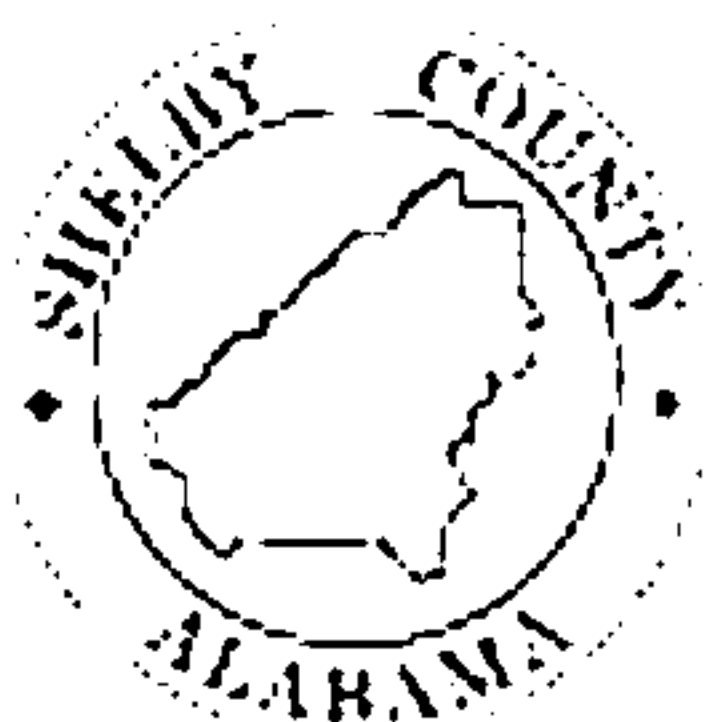
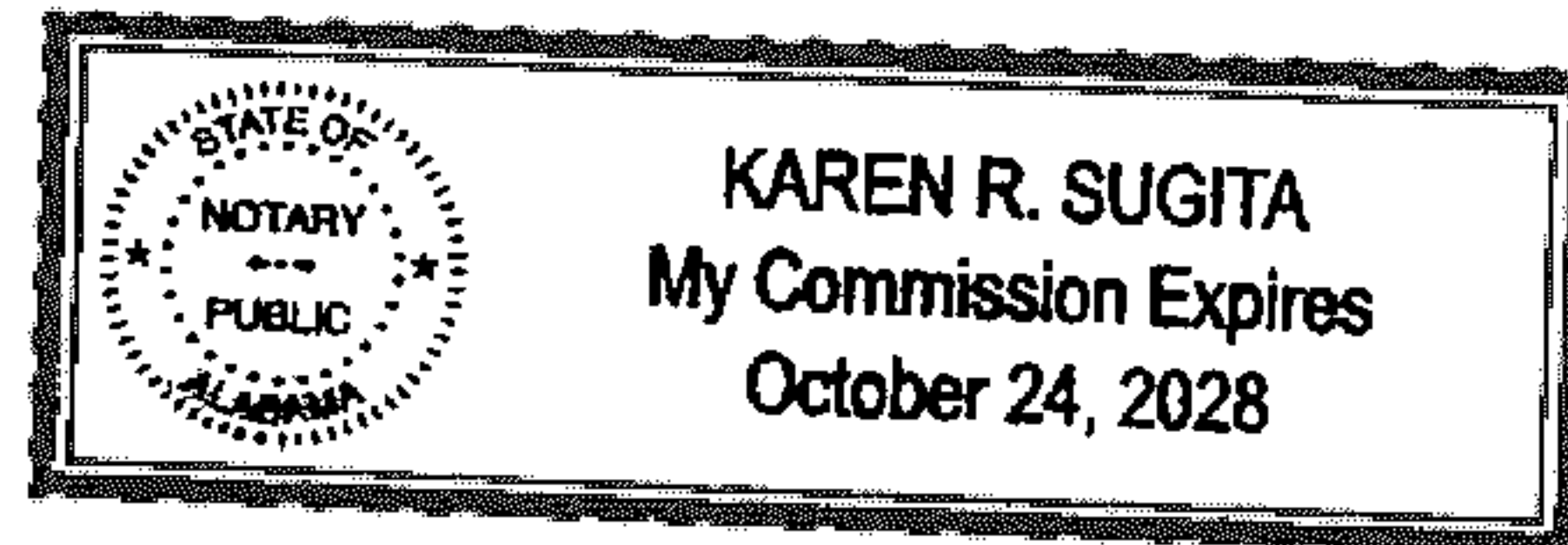
By:   
**Dana McGowin, Authorized Signer**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, , a Notary Public, in and for said County in said State, hereby certify that Dana McGowin, whose name as Authorized Signer 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 (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 6th day of December, 2024.

  
Notary Public  
My Commission Expires: 10/24/28



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/10/2024 08:41:21 AM  
\$55.00 JOANN  
20241210000378760

