



This Instrument Prepared By:
Mary Stewart Nelson, Esq.
FISH NELSON & HOLDEN, LLC
400 Century Park South, #224
Birmingham, AL 35226

Send Tax Notice To:
Thrive Capital, LLC
1751D Valley Ave
Homewood, AL 35209

State of Alabama
County of Shelby

**RIGHT OF REDEMPTION
QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS. That for and in consideration of the sum of TEN DOLLARS AND NO CENTS (\$10.00), in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, CHRISTOPHER PATRICK BELL, a single man (hereinafter, the "GRANTORS") hereby remises, releases, quitclaims, assigns, grants, sells, and conveys to THRIVE CAPITAL, LLC (hereinafter, the "GRANTEES") any and all of rights of redemption that the grantors may have regarding the following described real estate, situated in Jefferson County, Alabama, to wit:

Address: 1085 Springfield Drive, Chelsea, AL 35043

Legal Description:

Lot 7-21, according to the Plat of Chelsea Park 7th Sector, First Addition, as recorded in Map Book 37, Page 120, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama (the "Property"). .

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20061229000634370, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Mineral and mining rights excepted.

Subject to easements, restrictions and rights of way of record.

to have and to hold to said Grantees forever.

No warranties are given by the preparer. None of the above consideration is from a purchase money mortgage. Mortgage amount is \$0.00.

Subject to all matters of public record including but not limited to easements, restrictions, covenants, and/or any rights of way, and subject to any and all matters visible by survey of the property conveyed herein. Title to mineral and mining rights is not warranted herein. Subject to 2024 property taxes and all subsequent years property taxes which are not yet due and payable.



20250423000120620 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/23/2025 01:21:06 PM FILED/CERT

Given under his hand and seal, this 18 day of April, 2025.

GRANTOR

CHRISTOPHER PATRICK BELL
Christopher Patrick Bell

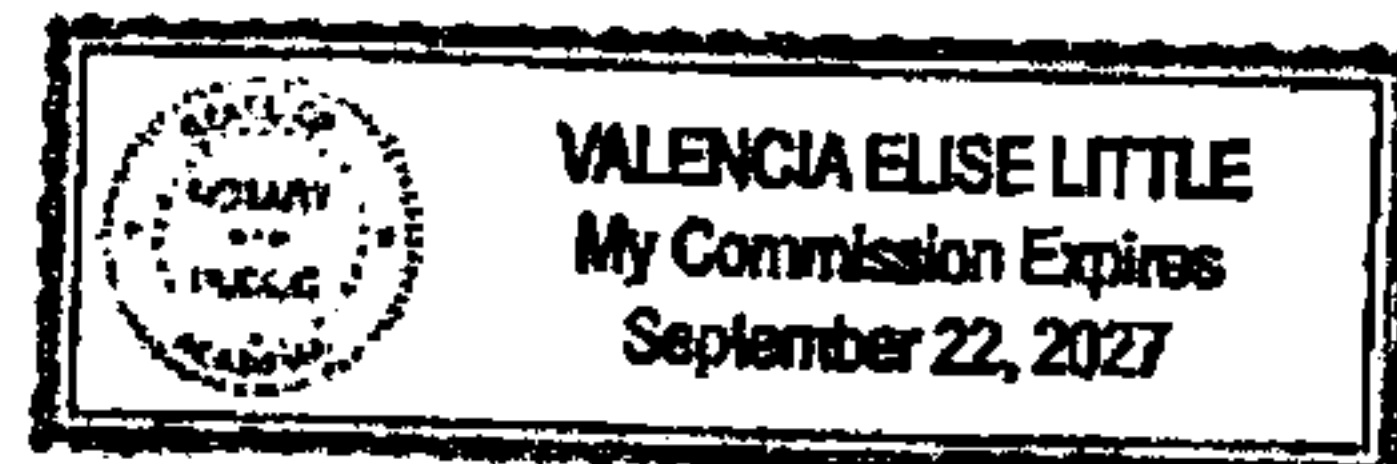
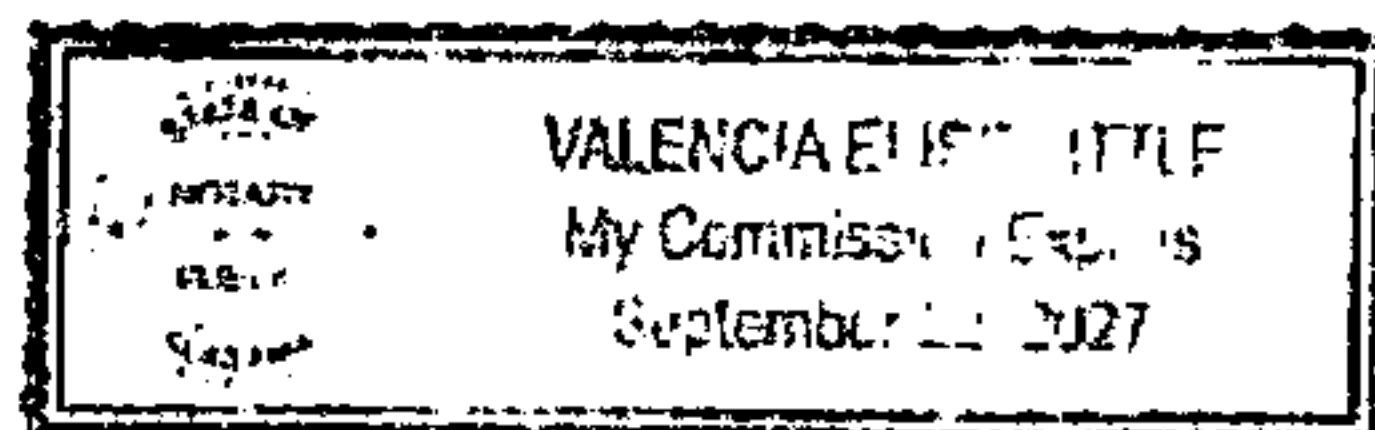
General Acknowledgment

STATE OF Alabama
COUNTY OF Shelby

I, Valencia Elise Little, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Christopher Patrick Bell, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 18th day of April, 2025.

Valencia Elise Little
Notary Public
My commission expires: 09/22/2027



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Christopher Bell
 Mailing Address 758 Timber Way
Weaver AL
36277


Grantee's Name Thrive Capital LLC
 Mailing Address 17510 Valley Ave
Bham AL
35209

Property Address 1085 Springfield Dr
Chelsee, AL
35043

Date of Sale 4/18/25
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 253,100.00


 20250423000120620 3/3 \$29.00
 Shelby Cnty Judge of Probate, AL
 04/23/2025 01:21:06 PM FILED/CERT

Shelby County

Chris Bell

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 tax records

☒ Right of Redemption Only

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 4/23/25

Print

Sign

Christopher Bell
Chris Bell

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one