



20250820000256760 1/2 \$237.00
Shelby Cnty Judge of Probate, AL
08/20/2025 03:43:33 PM FILED/CERT

SEND TAX NOTICE TO:

Thrive Capital LLC
1430 Gadsden Highway
Suite 116 Unit 2281
Birmingham, AL 35235

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 TWELVE THOUSAND AND 00/100 (\$212,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Dawn Rathbun Linn, an unmarried woman, as representative of the Estate of Gayla King Rathbun**, whose address is 1849 Hamilton Rd Pelham AL 35124, (hereinafter "Grantor", whether one or more), by **Thrive Capital LLC, a Limited Liability Company**, whose address is 1430 Gadsden Highway Suite 116 Unit 2281 Birmingham, AL 35235, (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 **Thrive Capital LLC, a Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, the address of which is **1849 Hamilton Road, Pelham, AL 35124** to-wit:

Lot 173, according to the map and survey of Chandalar South - Third Sector, as recorded in Map Book 6, Page 68, 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.

Be it known that this conveyance is being made subject to that certain mortgage in favor of First Horizon Bank recorded on 08/01/2022 at Instrument 20220801000299010.

Gayla K. Rathbun is the surviving grantee of that certain deed recorded in Deed Volume 312, page 941; the other grantee, Marvin E. Rathburn, having died on or about 3/22/2022

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.



20250820000256760 2/2 \$237.00
Shelby Cnty Judge of Probate, AL
08/20/2025 03:43:33 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 31st day of July, 2025.

Dawn Rathbun Linn, Estate of Gayla King Rathbun

By: Dawn R Linn

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Dawn Rathbun Linn, as representative of the Estate of Gayla King Rathbun, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he/she, as such and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this 31st day of July, 2025.

[Signature]

Notary Public

My Commission Expires: 3/5/29

