

SEND TAX NOTICE TO:
Thrive Capital, LLC
1751D Valley Ave
Homewood, AL 35209

STATE OF ALABAMA)

SHELBY COUNTY)

SOURCE OF TITLE: Deed dated 05/21/2025 and recorded on 05/22/2025 in Instrument Number 20250522000157320 in the Official Records of the Shelby County Recording Office

DEED OF REDEMPTION

KNOW ALL MEN BY THESE PRESENTS: That,

WHEREAS, heretofore, on, to-wit: September 20, 2021, Christopher Patrick Bell, single ("Mortgagor(s)"), executed that certain mortgage recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20211004000481060 ("Mortgage"); and

WHEREAS, default was made by the said Mortgagor(s) in the payment of the indebtedness secured by said Mortgage, and the said Mortgage was duly foreclosed in accordance with the terms and provisions provided for therein on April 8, 2025, and a Foreclosure Deed was executed and recorded in the aforesaid Probate Office on April 16, 2025, in Instrument Number 20250416000114240 ("Foreclosure Deed") which said Foreclosure Deed reveals Lakeview Loan Servicing, LLC purchased all of the real Property described in said Mortgage at said foreclosure sale; and

WHEREAS, Lakeview Loan Servicing, LLC later conveyed its interest in the Property to The Secretary of Veterans Affairs by that certain deed dated 05/21/2025 and recorded on 05/22/2025 in Instrument Number 20250522000157320 in the Official Records of the Shelby County Recording Office; and

WHEREAS, on or around April 18, 2025, Christopher Patrick Bell assigned any rights of redemption he may have had with respect to the foreclosure of the Mortgage to Thrive Capital, LLC.

WHEREAS, in accordance with the Laws of Alabama, as Owner of the Redemption Rights, Thrive Capital, LLC has exercised its right of redemption from the said foreclosure sale and has requested

The Secretary of Veterans Affairs execute and deliver a Deed of Redemption covering the Property described in said Mortgage and Foreclosure Deed.

NOW, THEREFORE, The Secretary of Veterans Affairs, **Grantor**, does hereby remise, release, quit claim and convey unto Thrive Capital, LLC, **Grantee**, all of the right, title, and interest acquired by The Secretary of Veterans Affairs, as referenced hereinabove, in and to the following described property situated in Shelby County, Alabama:

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. ("Property")

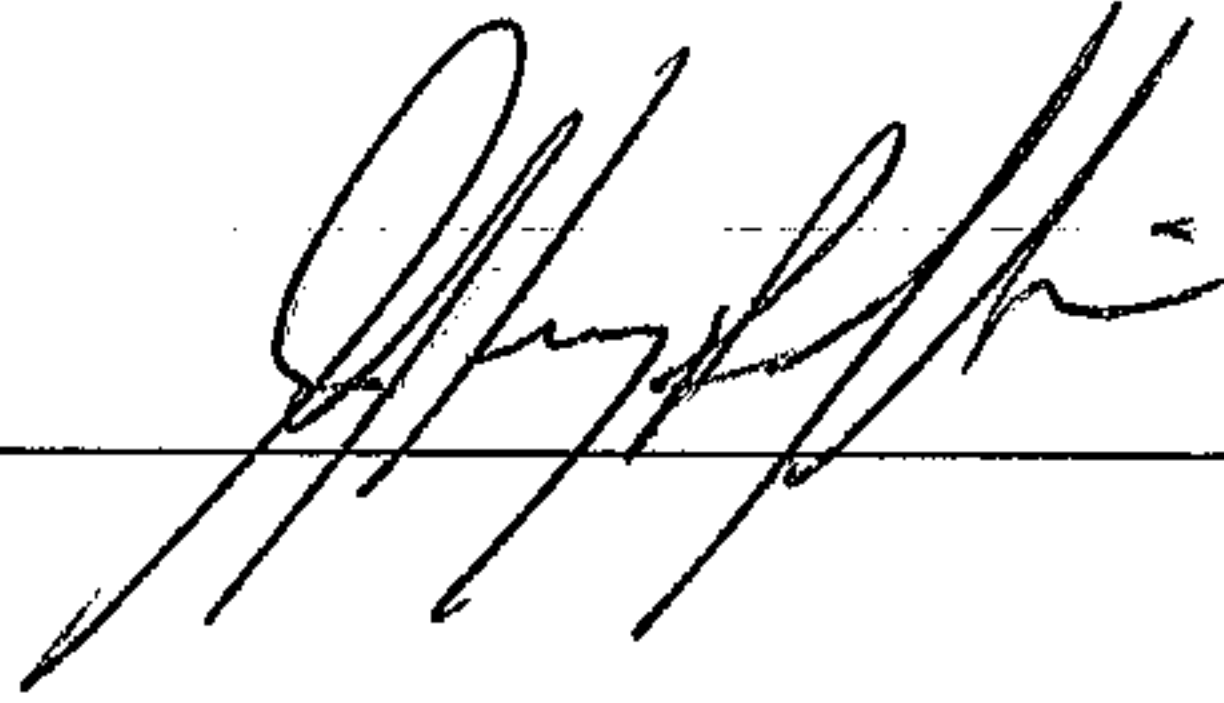
The Property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this Property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever; subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, said Grantor has hereto set its signature on the day written below.

THE SECRETARY OF VETERANS AFFAIRS



By: Jeff Gosdin

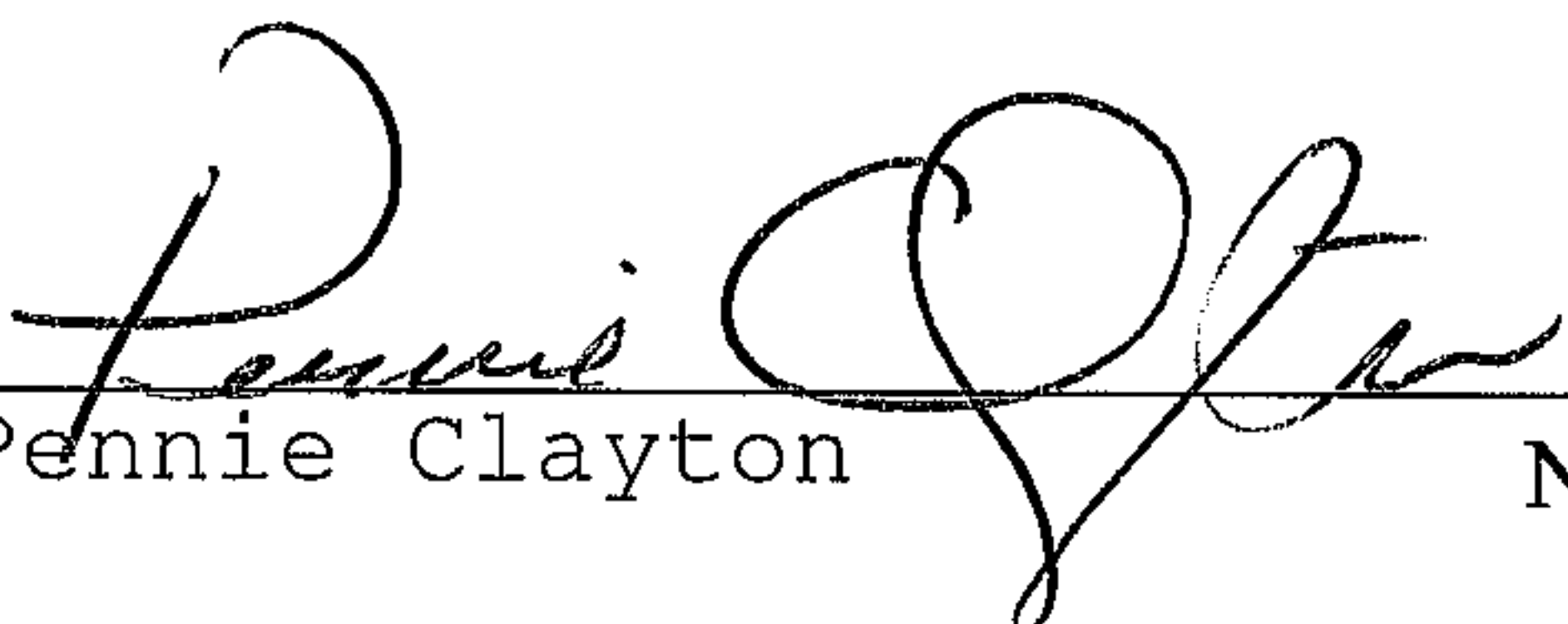
Its: AVP

STATE OF Texas)

COUNTY OF Denton)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jeff Gosdin whose name as AVP of The Secretary of Veterans Affairs is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said entity.

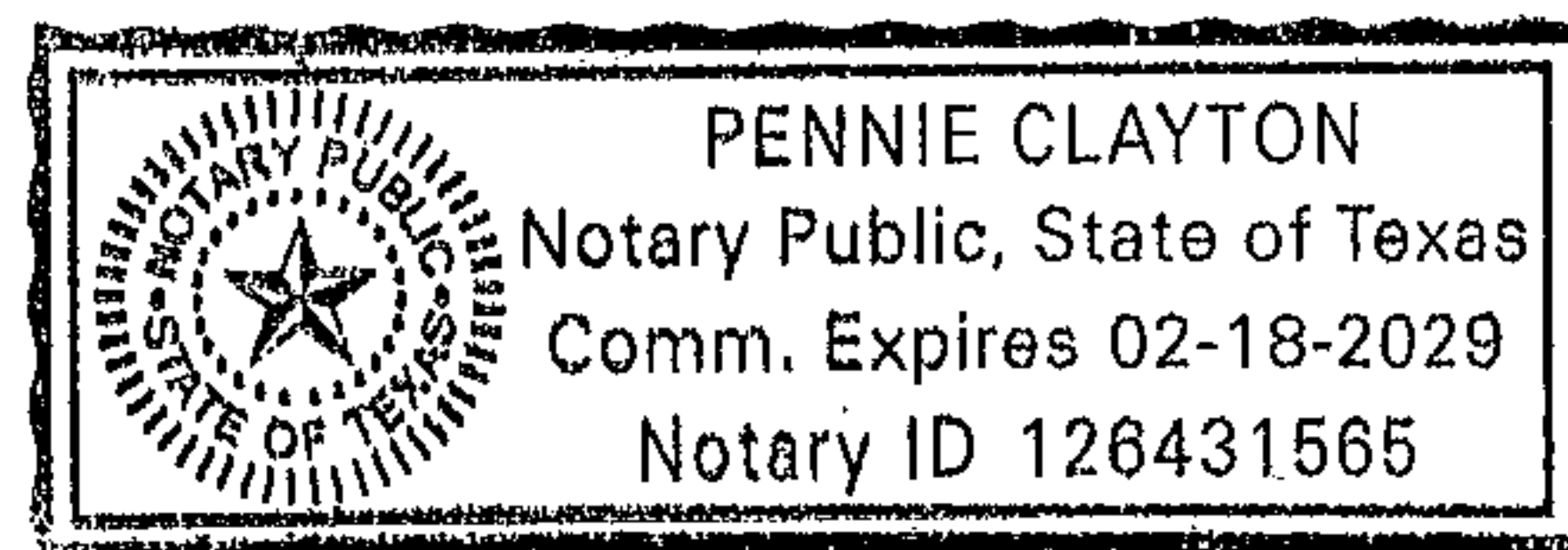
Given under my hand and official seal, this the 16th day of October, 2025.



Pennie Clayton Notary Public

My Commission Expires: 02-18-2029

This instrument prepared by:
Andy Saag, Esq.
TIFFANY & BOSCO, P.A.
2501 20TH Place South
Suite 300
Homewood, Alabama 35223



Real Estate Sales Validation Form

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

Grantor's Name Secretary of Veteran Affairs Grantee's Name Thrive Capital LLC
 Mailing Address 810 Vermont Ave NW Mailing Address 1751D Valley Ave
Washington, DC Homewood, AL 35209
20420

Property Address 1085 Springfield Date of Sale 10/16/2025
Chelsea, AL 35013
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 200,000

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 ☐ Appraisal
☐ Sales Contract ☒ Other Deed of Redemption
☐ Closing Statement

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 10/17/2025

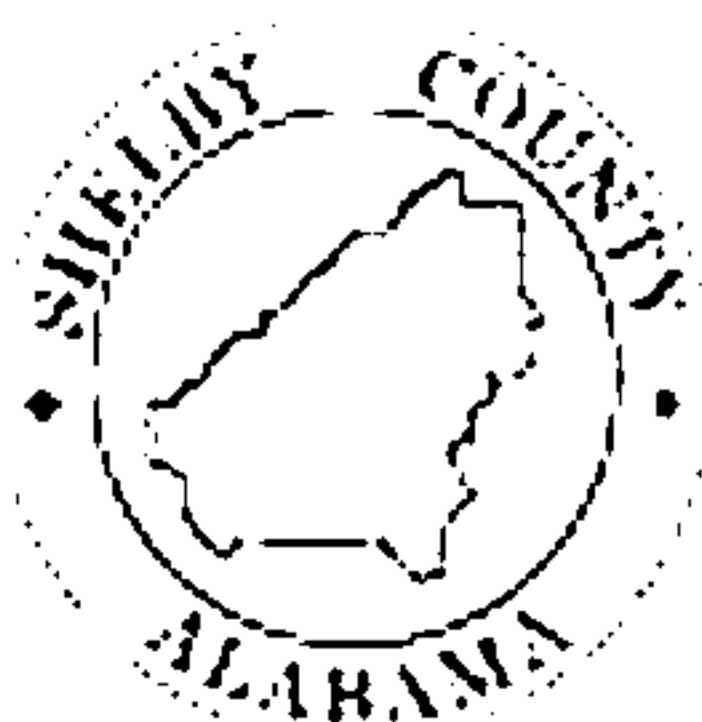
Print Haley Hamner

Unattested

Sign Haley Hamner
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/17/2025 01:43:31 PM
 \$233.00 JOANN
 20251017000320470

Allen S. Bayl