

SEND TAX NOTICE TO:  
Thrive Capital LLC

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 ONE HUNDRED SEVENTEEN THOUSAND AND 00/100 (\$117,000.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, Kunika McCoy, a(n) unmarried woman, whose address is 2753 Acton Rd., Vestavia, AL 35243, Keja McCoy, a(n) unmarried woman, whose address is 6602 Pine Village, Vestavia, AL 35219, Belinda Caldwell, a(n) unmarried woman, whose address is 2753 Acton Rd., Vestavia, AL 35243, and Melissa Golding, a(n) unmarried woman, whose address is 457 Livingston Dr., Lancaster, AL 36720, (hereinafter "Grantor", whether one or more), by , whose address is , (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, whose address is 1430 Garden Highway Suite 110 Unit 228, Birmingham, AL 35235, the following described real estate situated in Shelby County, Alabama, the address of which is 320 Creek Run Circle, Calera, AL 35040 to-wit:

Lot 128, according to the Survey of Final Plat Shiloh Creek Sector One Plat II, as recorded in Map Book 42, Page 43, in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the Grantors nor their spouses.

Regina McCoy, who retained a life estate in the property, passed away on December 16, 2023.

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.

Done this the 26<sup>th</sup> day of November, 2025.

Melissa Golding

Melissa Golding

STATE OF South Carolina

COUNTY OF Lancaster

I, the undersigned Notary Public in and for said County and State, hereby certify that Melissa Golding whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of November, 2025.

Tamara M Green

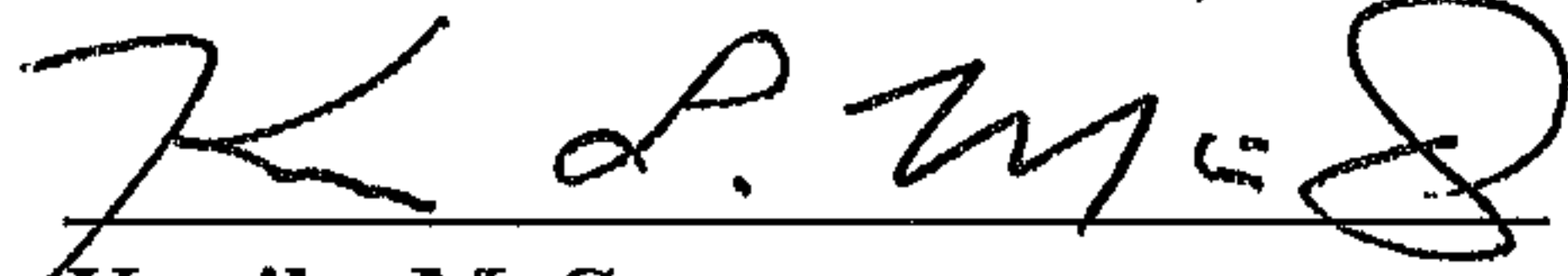
Notary Public

My Commission Expires: 04-16-2028



**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 1st day of December, 2025.

  
Kunika McCoy

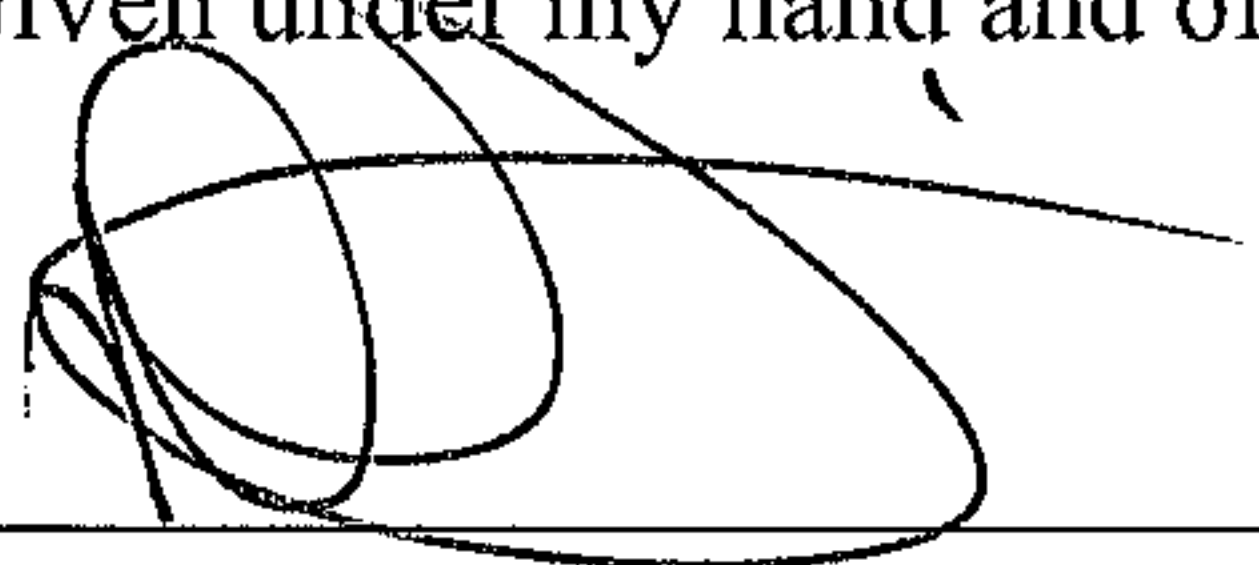
  
Keja McCoy

  
Belinda Caldwell

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Kunika McCoy, Keja McCoy, and Belinda Caldwell whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, 2025.

  
Notary Public

My Commission Expires: 3/5/2029



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/02/2025 08:20:20 AM  
\$147.00 PAYGE  
20251202000367430



