

THIS INSTRUMENT PREPARED BY:
Ross Bridge Legal, LLC
Morgan B. Means
2301 Grand Avenue, Suite 101
Hoover, AL 35226

SEND TAX NOTICE TO:
Carlos Thomas
320 Creek Run Circle
Calera, AL 35040

State of Alabama

GENERAL WARRANTY DEED

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 DOLLARS (\$185,000.00)**, and other good and valuable consideration in hand paid to Thrive Capital, LLC, a Limited Liability Company (hereinafter referred to as "Grantor"), whose address is 1430 Gadsden Highway Suite 116 Unit 2281, Birmingham, AL 35235 , the receipt and sufficiency of which is hereby acknowledged, by Carlos Thomas, an unmarried person (hereinafter referred to as "Grantee"), whose address is 320 Creek Run Circle, Calera, AL 35040, hereby grant, bargain, sell and convey unto Grantee, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Property 1:

Lot 128, according to the Survey of Final Plat Shiloh Creek Sector One Plat I1, as recorded in Map Book 42, Page 43, in the Probate Office of Shelby County, Alabama.

Property Address: **320 Creek Run Circle, Calera, AL 35040**

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

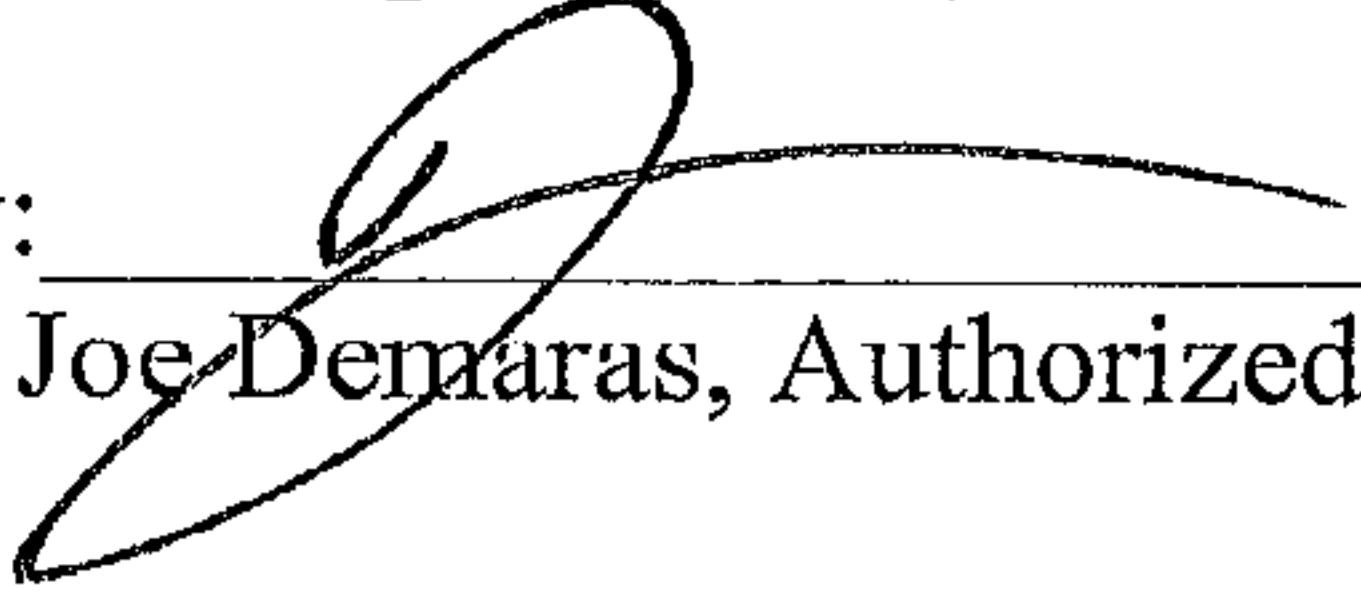
\$185,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD unto said Grantee, and the successors and assigns of said Grantee, in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenant and warrant to and with said Grantee, Grantee's heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantor is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor hereby warrant and will forever defend the title to said real property, unto said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor set its hand and seal on this, the **3rd day of April, 2026**

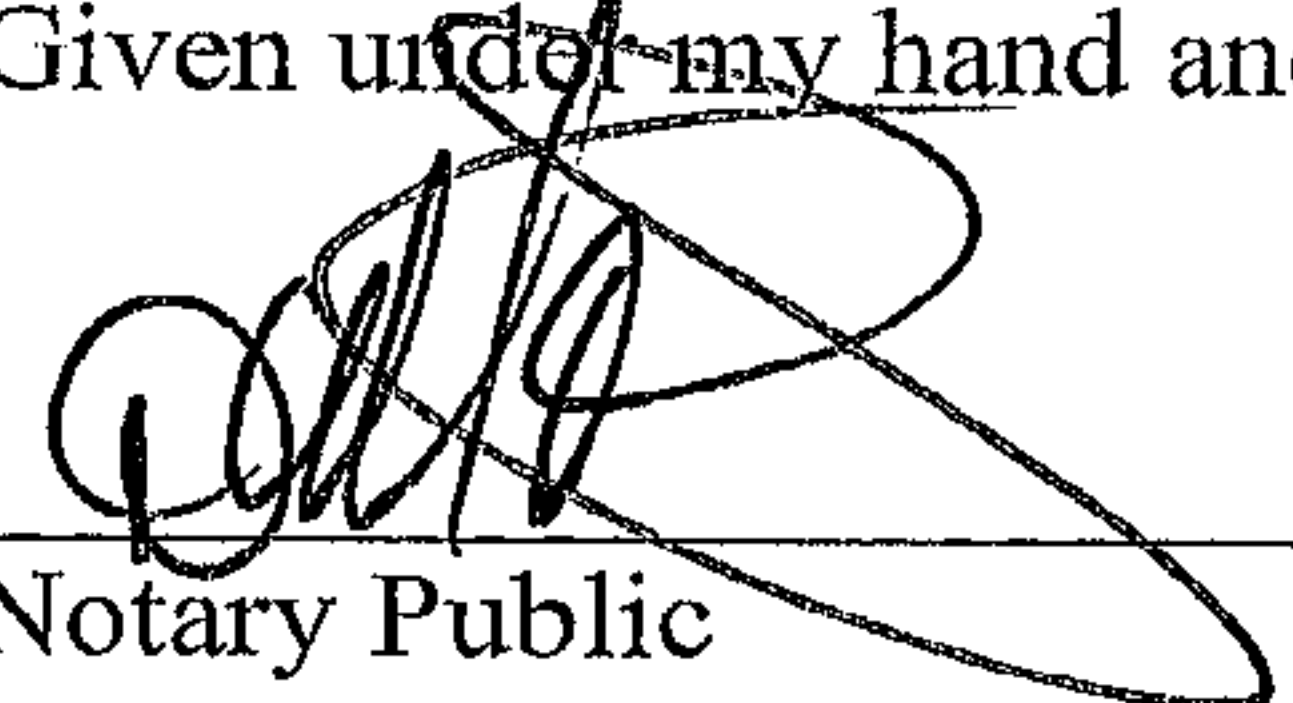
Thrive Capital, LLC, a Limited Liability Company

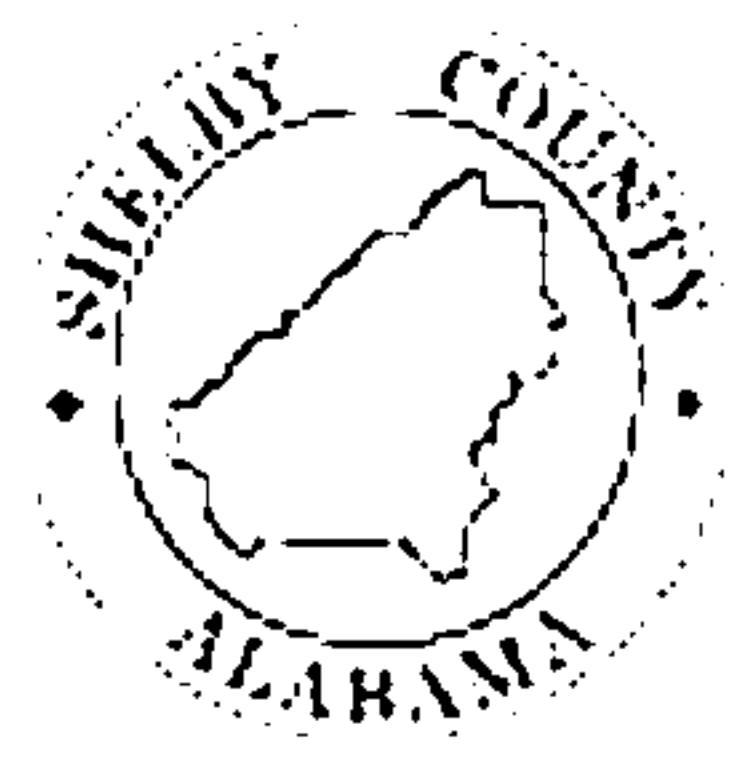
By: 
Joe Demaras, Authorized Signer

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Dana Wright McGowin , a Notary Public, in and for said County in said State, hereby certify that Joe Demaras, Authorized Signer of Thrive Capital, LLC 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 3rd day of April, 2026.


Notary Public
My Commission Expires: 3/5/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/06/2026 11:50:50 AM
\$29.00 JOANN
20260406000100400

Allen S. Bayl