

WARRANTY DEED

State of Alabama

23169305-2

Shelby County

Send Tax Notice to: ARMM ASSET
COMPANY 2 LLC, A DELAWARE
LIMITED LIABILITY COMPANY
5001 Plaza on the Lake, Suite 200, Austin TX.
78759

Know all men by these presents:

That in consideration of TWO HUNDRED THOUSAND DOLLARS AND 00/100 (\$200,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **MATTHEW MILLS AND AMBER MICHELLE MILLS, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **ARMM ASSET COMPANY 2 LLC, A DELAWARE LIMITED LIABILITY COMPANY** mailing address 5001 Plaza on The Lake, Suite 200, Austin, TX 78746 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Source of title: Instr # 20150603000183510 6-3-2015 @

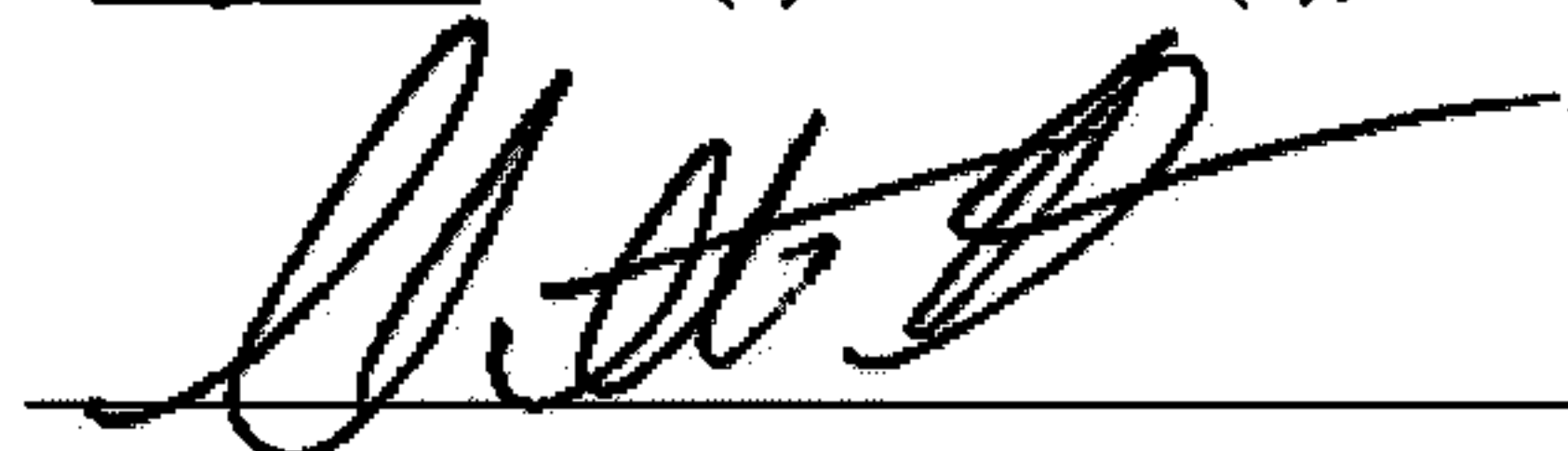
Lot 84, according to the Survey of Amberley Woods, 2nd Sector, as recorded in map Book 20, Page 10, in the probate office of Shelby County, Alabama.

Property Commonly known as: 1144 Amberley Woods Drive, Helena, AL 35080

Parcel No. 13-8-27-3-000-001. 042 @

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 27 day of Dec, 2023



MATTHEW MILLS



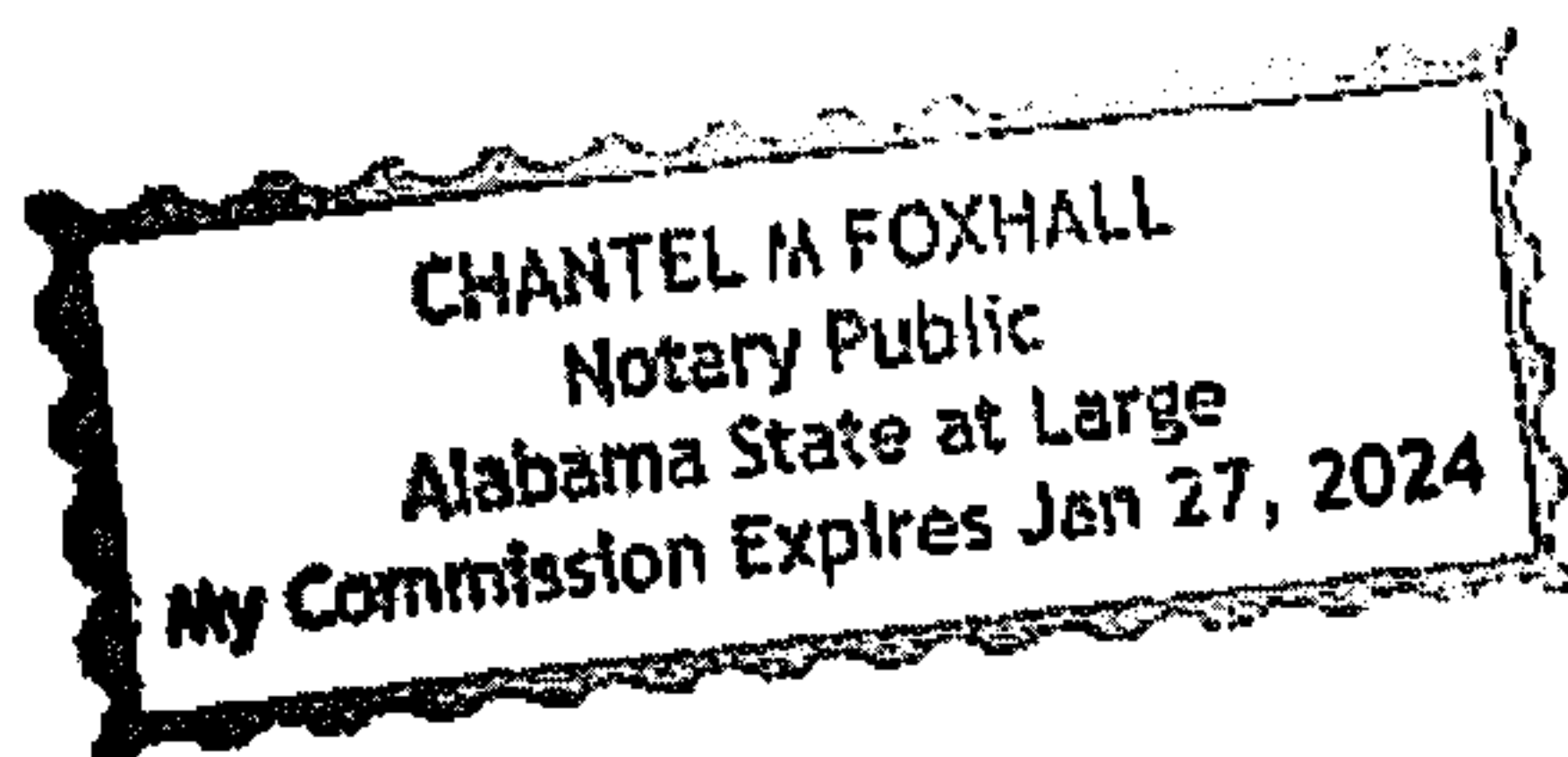
AMBER MICHELLE MILLS

STATE OF Alabama
COUNTY Shelby

General Acknowledgment

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

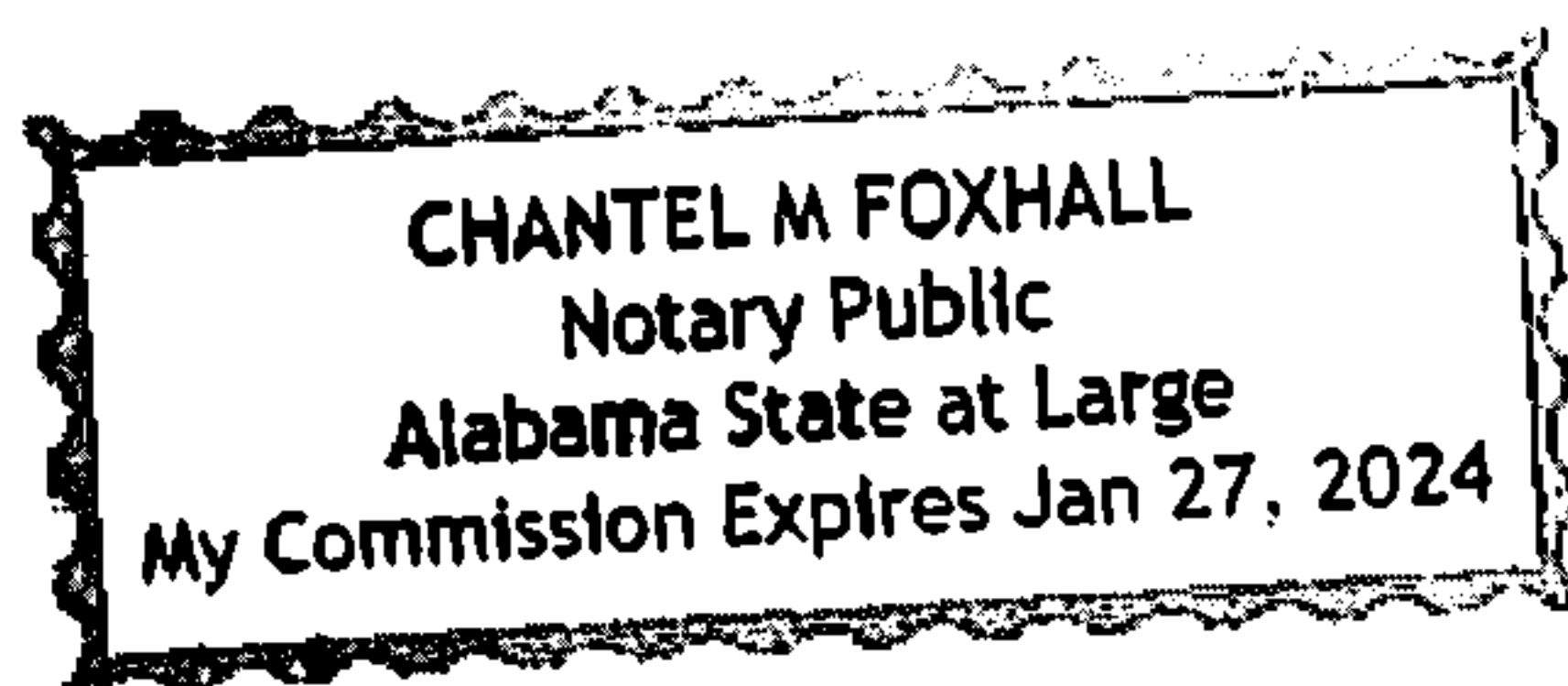
Given under my hand and official seal this 27 day of Dec, 2023.



Chantel M. Foxhall
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1.27.2024

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

Given under my hand and official seal this 27 day of Dec, 2023.



Chantel M. Foxhall
NOTARY PUBLIC
MY COMMISSION EXPIRES 1.27.2024

Prepared by:
Parker Law Firm, LLC
Jeremy L Parker
1320 Alford Ave, Suite 102
Birmingham, Al 35226
File No. 2316385-Z



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/04/2024 08:50:34 AM
 \$228.00 BRITTANI
 20240104000003030

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name MATTHEW MILLS AND AMBER MICHELLE MILLS
 Mailing Address 7809 TEA GARDEN RD
HUNTSVILLE, AL 35802

Grantee's Name ARMM ASSET COMPANY 2 LLC
 Mailing Address 5001 PLAZA ON THE LAKE, SUITE 200
AUSTIN, TX 78746

Property Address 1144 AMBERLEY WOODS DR
HELENA, AL 35080

Date of Sale 12/28/2023

Total Purchase Price \$ 200000.00

or

Actual Value

\$

or

Assessor's Market Value \$

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

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 12/28/2023

Print ROB NEWMAN

☐ Unattested

Sign

Rob Newman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1