

SEND TAX NOTICE TO:
ARMM ASSET COMPANY 2 LLC,
A DELAWARE LIMITED LIABILITY
COMPANY
5001 PLAZA ON THE LAKE, SUITE 200,
AUSTIN, TEXAS 78749

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Know all men by these presents: That for and in consideration of **TWO HUNDRED THREE THOUSAND DOLLARS (\$203,00.00)** and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **RS1 HOLDINGS AL-1, LLC, A DELAWARE LIMITED LIABILITY COMPANY** (Hereinafter referred to as "Grantor") does hereby grant, bargain, sell and convey unto Grantee, **ARMM ASSET COMPANY 2 LLC, a Delaware Limited Liability Company**, mailing address 5001 Plaza on The Lake, Suite 200, Austin, TX 78746 (Hereinafter referred to as "Grantee"), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 93, ACCORDING TO THE FINAL PLAT OF SHILOH CREEK, PHASE II, SECTOR I, A RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 52, PAGE 80, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

COMMONLY KNOWN AS: 207 CREEK RUN WAY, CALERA, AL, 35040
TAX PARCEL ID: 35-2-10-0-002-043.000

BEING the same property conveyed to RS1 HOLDINGS AL-1, LLC, A DELAWARE LIMITED LIABILITY COMPANY by QUIT CLAIM DEED from SFRES 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY dated 10/25/2021, and recorded on 10/29/2021 in INSTRUMENT NO. 20211029000523800, in the Public Records of SHELBY County, Alabama.

Subject to easements, restrictions, and rights of way of record.

TO HAVE AND TO HOLD, the above described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this

22 day of May, 2024

RS1 HOLDINGS AL-1, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

Rebecca Petty
BY Rebecca Petty
ITS: AUTHORIZED SIGNATORY

STATE OF California

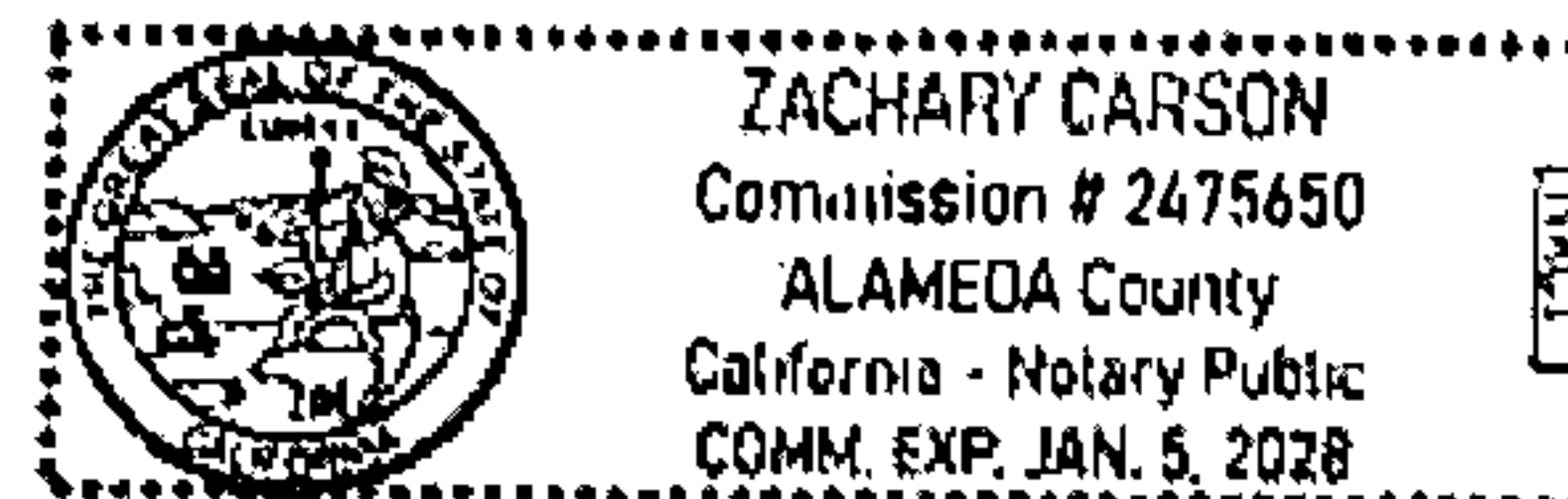
COUNTY OF Alameda

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that
Rebecca Petty, Authorized Signatory of RS1 HOLDINGS AL-1, LLC, A
DELAWARE LIMITED LIABILITY COMPANY 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
the conveyance, he, as such officer and with full authority, executed the same voluntarily for and
as the act of said RS1 Holdings AL-1, LLC, a Delaware limited liability company

Given under my hand and official seal, this the 22 day of May, 2024

Zachary Carson
Notary Public
My Commission Expires: 1/5/2028

Prepared by:
Jeremy L Parker
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



Real Estate Sales Validation Form

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

Grantor's Name RS1 HOLDINGS AL-1, LLC
Mailing Address 2100 BROADWAY, SUITE 400

Grantee's Name ARMM ASSET COMPANY 2 LLC
Mailing Address 5001 Plaza on the Lake, Suite 200
Austin, TX 78746

Property Address 207 CREEK RUN WAY
CALERA, AL, 35040
OAKLAND, ca 94612

Date of Sale 5/21/2024

Total Purchase Price \$ 203000.00

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/28/2024 08:44:35 AM
\$231.00 BRITTANI
20240528000156030

Alvin S. Bayl

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 5/21/2024

Print ROB NEWMAN

☐ Unattested

Sign Rob Newman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1