

WARRANTY DEED

|                  |                                                                                                                                                    |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| State of Alabama | Send Tax Notice to: ARMM ASSET<br>COMPANY 2 LLC, a Delaware Limited<br>Liability Company<br>5001 Plaza on the Lake, Suite 200, Austin TX.<br>78746 |
| Shelby County    |                                                                                                                                                    |

Know all men by these presents:

That in consideration of ONE HUNDRED NINTY THOUSAND DOLLARS (\$190,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Cody Doles and Jolene Hill, a married couple** (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 lots or parcels of land lying and being situated in the County of Shelby, State of Alabama, to-wit:

Lot 18, according to the Amended Survey of The Meadows Plat 1, as recorded in Map Book 19, page 10, in the Office of the Judge of Probate of Shelby County, Alabama.

Property Commonly known as: 113 Jasmine Drive, Alabaster, AL 35007  
Parcel No.: 23 5 15 0 003 018.000

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 10<sup>th</sup> day of July, 2024.

Cody Doles

Cody Doles

Jolene Hill

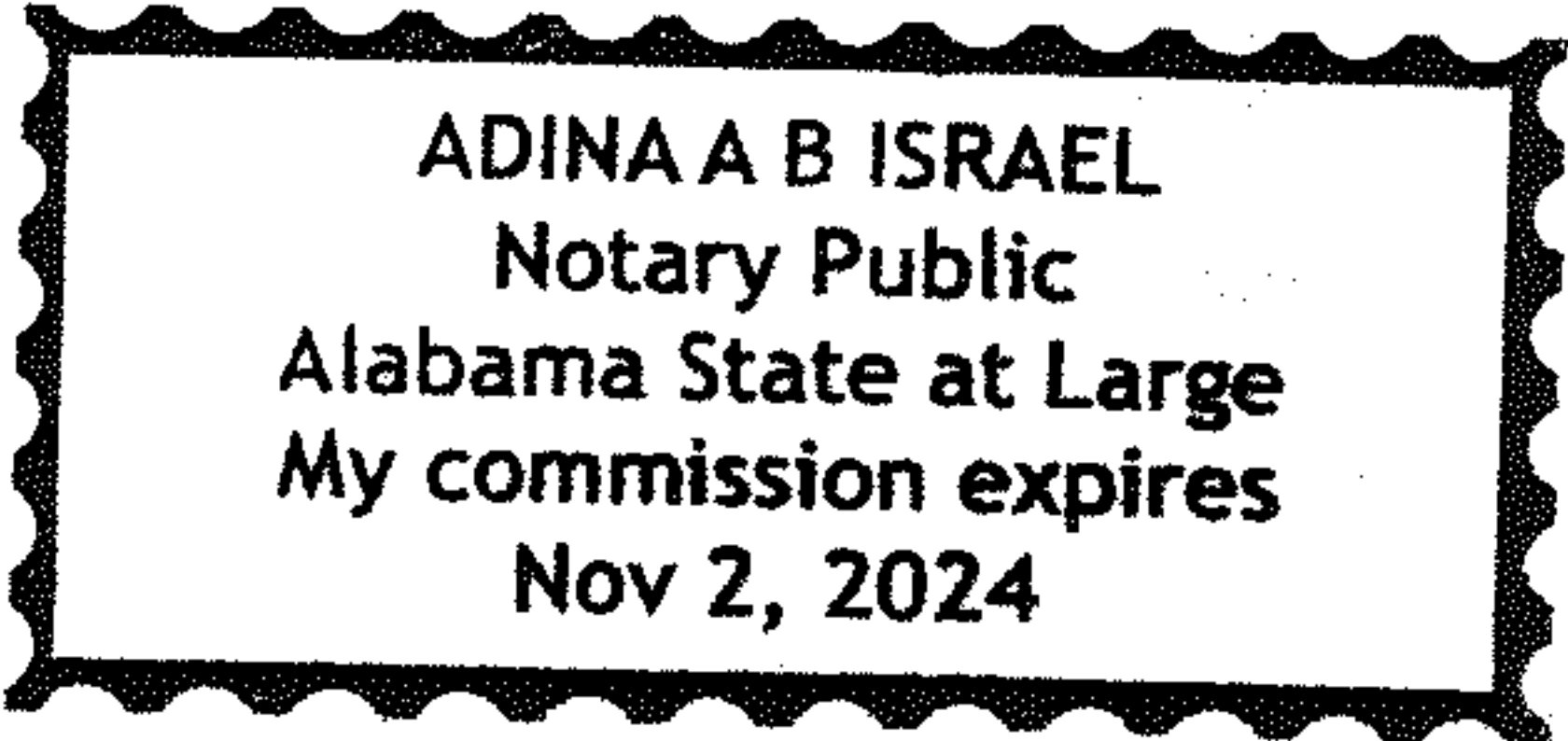
Jolene Hill

STATE OF Alabama  
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify **Cody Doles and Jolene Hill, a married couple** 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 Warranty Deed executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of July, 2024.



Adina A B Israel

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by:  
Parker Law Firm, LLC  
Jeremy L Parker  
1320 Alford Avenue, Ste 102,  
Hoover, AL 35226



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/25/2024 08:13:22 AM  
 \$218.00 JOANN  
 20240725000228490

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name Cody Doles and Jolene Doles  
 Mailing Address 9604 OLD TOADVINE ROAD  
BESSEMER, AL 35023

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

Property Address 113 Jasmine Drive  
Alabaster, AL 35007

Date of Sale 7/10/2024  
 Total Purchase Price \$ 190,000.00  
 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 7/10/2024

Print ROB NEWMAN

☐ Unattested

(verified by)

Sign

*Rob Newman*

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1