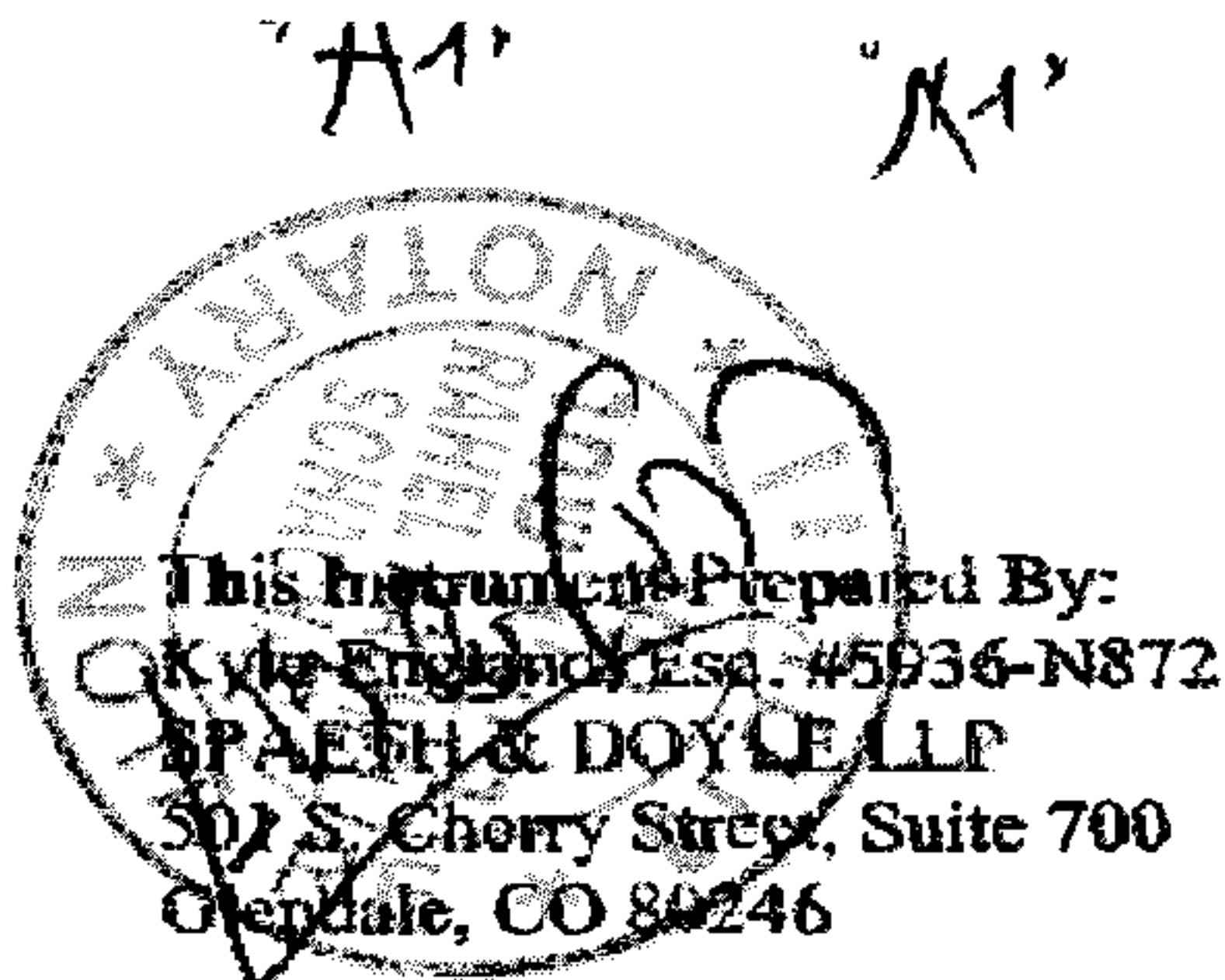




Poor Quality

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ~~Two Hundred Ten Thousand Four Hundred And No/100~~ DOLLARS (\$210,400.00) and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged, ~~Elinav Peteg~~, a single woman (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto ARMM Asset Company 2 LLC, a Delaware limited liability company (herein referred to as GRANTEE), GRANTEE'S heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

LOT 3, ACCORDING TO THE SURVEY OF THE GLADES, AS RECORDED IN MAP BOOK 53, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

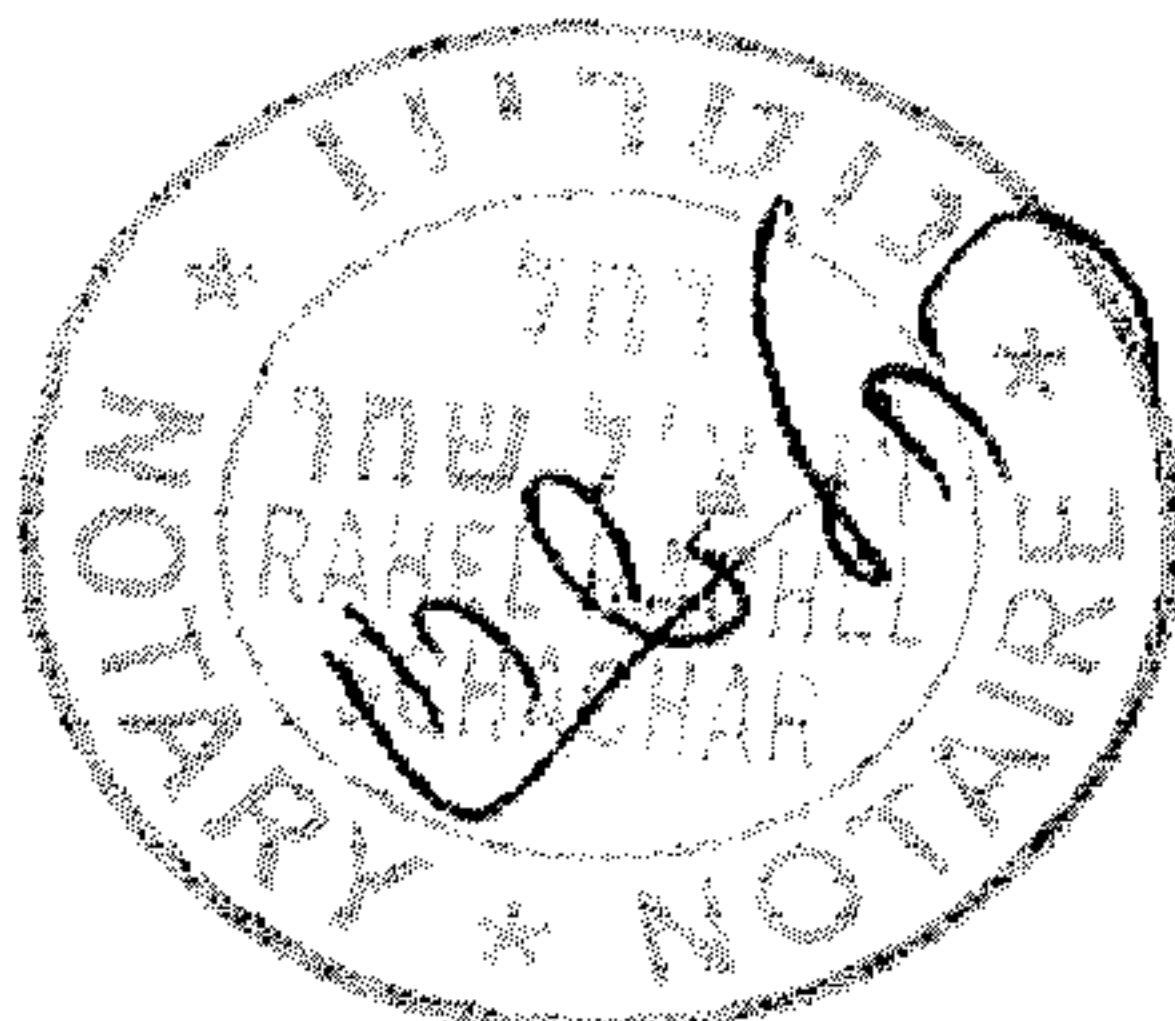
Also known by street and number as: 1016 Glades Ln, Calera, AL 35040
APN/Parcel ID: 28 5 16 4 004 003.000

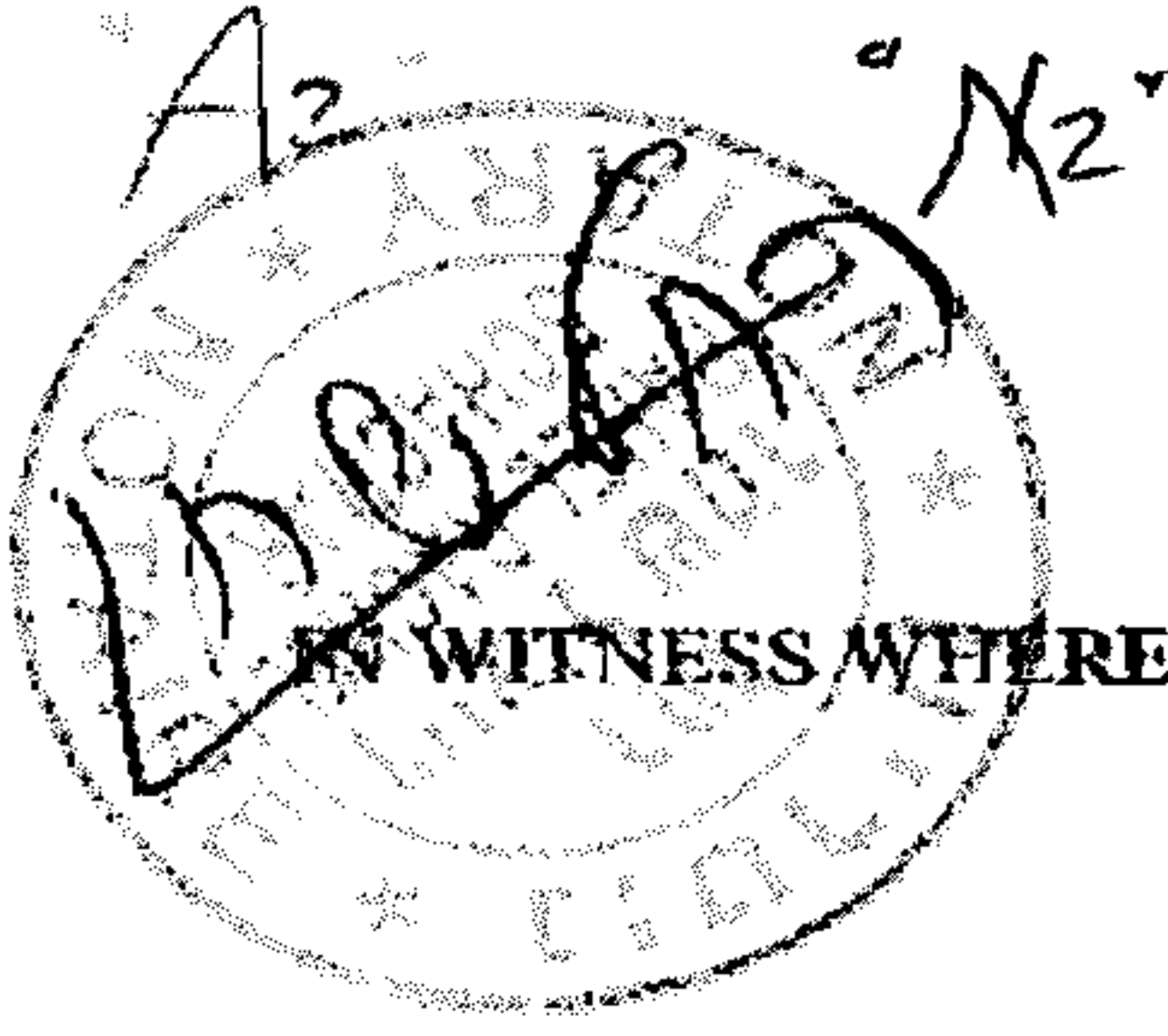
This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, GRANTEE'S heirs and assigns FOREVER.

And GRANTOR does covenant with the said GRANTEE, GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, GRANTEE'S heirs and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, GRANTEE'S heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

As used herein, each gender shall include all genders, and the singular shall include the plural and the plural the singular as the context shall require.





IN WITNESS WHEREOF, GRANTOR have hereunto set the hands and seals below, this 30th day of July, 2024.

X _____
Elinav Peleg

STATE OF ISRAEL
COUNTY OF Kiryaturo

Rachel Schachar, a Notary Public, do hereby certify that Elinav Peleg whose name is 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, he executed the same voluntarily on the day the same bears date. Given under my hand this this 30 day of July 2024

Rachel Schachar

Notary Public

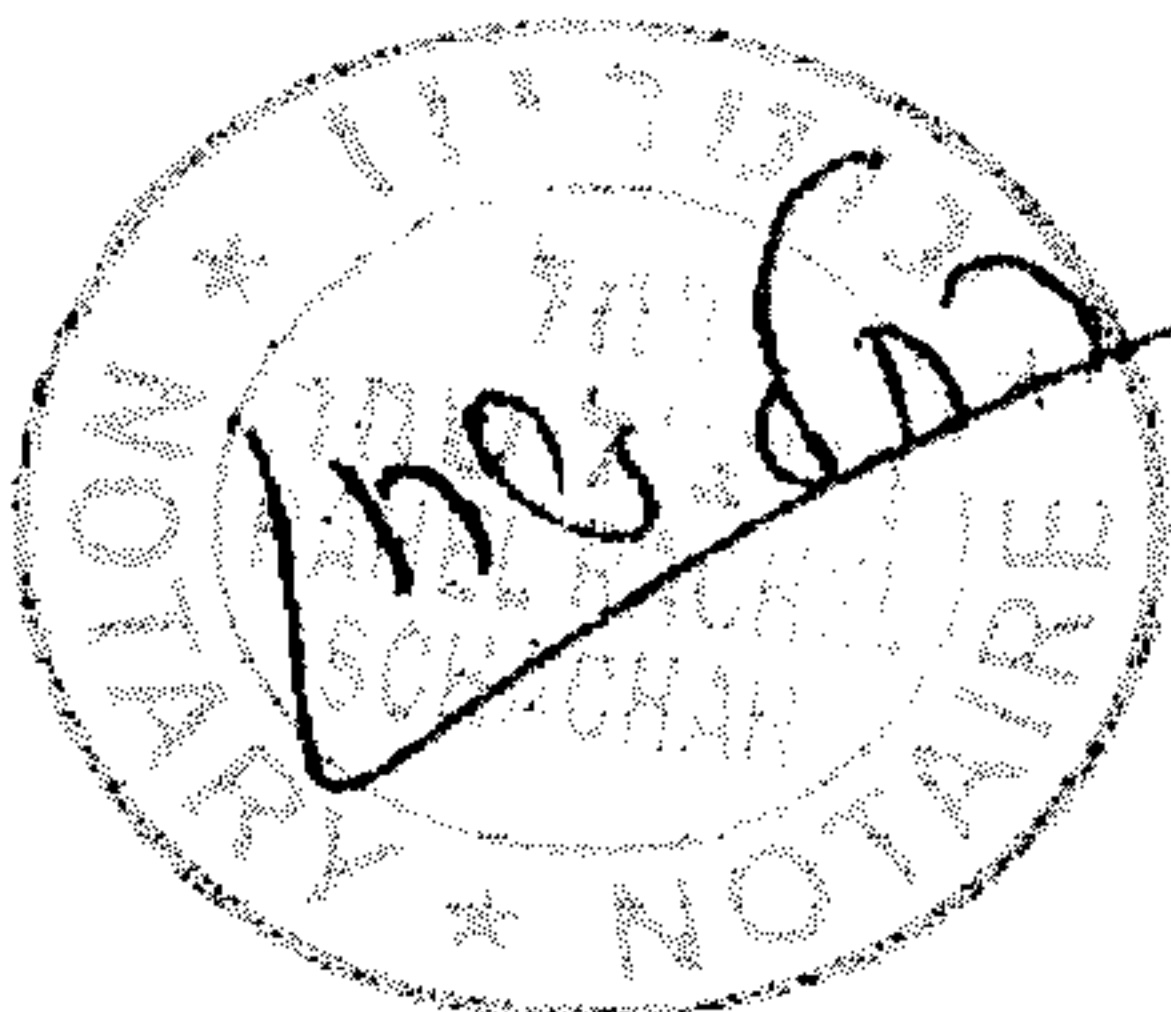
Witness my hand and official seal.

My Commission Expires: sequent

Grantor's Address: Kalman Magen #7, Tel Aviv 6107079 Israel

Grantee's Address: 5001 Plaza on the Lake Ste 200, Austin, TX 78746

Property Address: 1016 Glades Ln, Calera, AL 35040





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/28/2024 08:17:06 AM
 \$238.50 PAYGE
 20240828000268050

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: Elinav Peleg

Grantee's Name: ARMM Asset Company 2 LLC, a
 Delaware limited liability company

Mailing Address: Kalman Magen #7
 Tel Aviv 6107079 Israel

Mailing Address: 5001 Plaza on the Lake Ste 200
 Austin, TX 78746

Property Address: 1016 Glades Ln
 Calera, AL 35040

Date of Sale: July 26, 2024

Total Purchase Price: \$210,400.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☒ Sales Contract

☐ Other: _____

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the 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 a current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property 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 com 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 convey instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the a current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding a valuation, of the property as determined by the local official charged with the responsibility of valuing property for 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 a further understand that any false statements claimed on this form may result in the imposition of the penalty in Code of Alabama 1975 § 40-22-1 (h).

Date: 28/7/2024

Print: Elinav Peleg

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle

