

This Instrument Prepared By:
Kyle England, Esq. #5936-N872
SPAETH & DOYLE LLP
501 S. Cherry Street, Suite 700
Glendale, CO 80246

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Fifty-Five Thousand And No/100 DOLLARS (\$255,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged, **Michael Begovich and Samantha Begovich Revocable Trust dated 5/22/06** (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 282, ACCORDING TO THE PLAT OF THE VILLAGE AT POLO CROSSINGS, SECTOR II, AS RECORDED IN MAP BOOK 49, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 201 Belmont Way, Chelsea, AL 35043
APN/Parcel ID: 09 7 26 1 003 140.000

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.

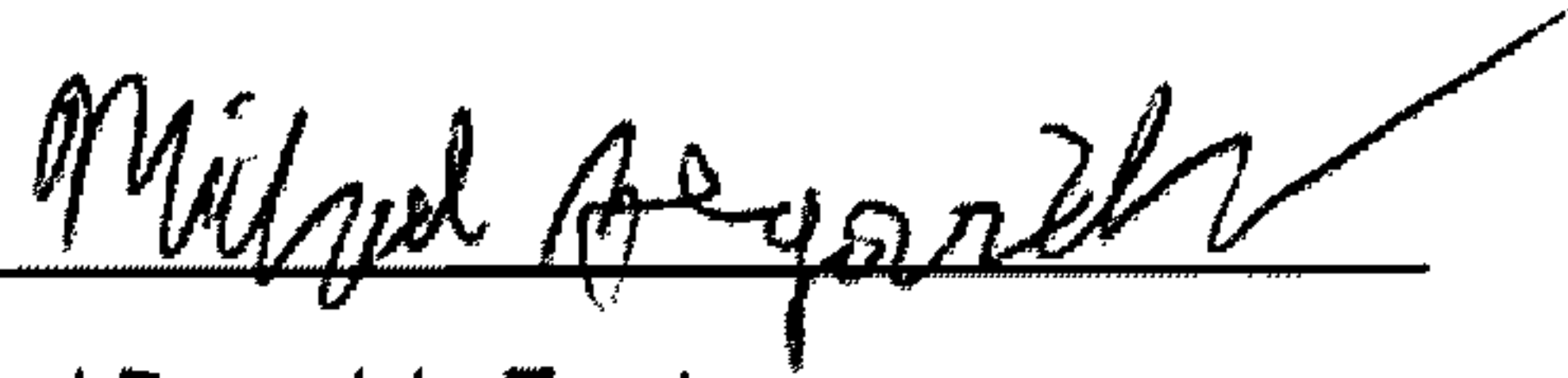
TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, GRANTEE'S heirs and assigns FOREVER.

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.

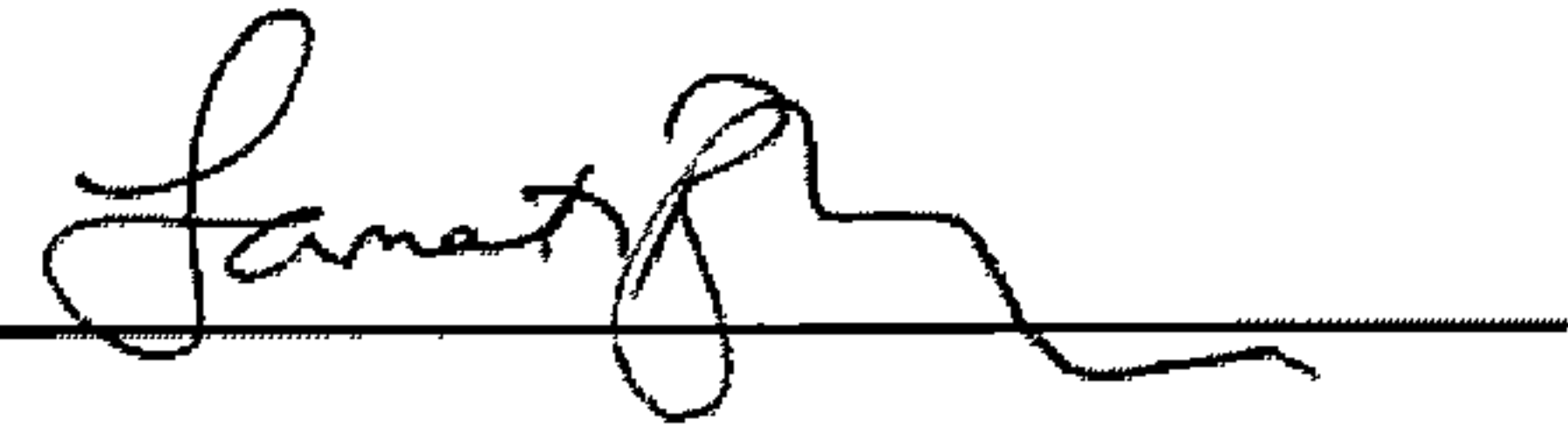
IN WITNESS WHEREOF, GRANTOR have hereunto set the hands and seals below, this 8th day of August, 2024.

Michael Begovich and Samantha Begovich
Revocable Trust dated 5/22/06

BY: 

Michael Begovich, Trustee

Michael Begovich and Samantha Begovich
Revocable Trust dated 5/22/06

BY: 

Samantha Begovich, Trustee

STATE OF Alabama

COUNTY OF _____

I, _____, a Notary Public, do hereby certify that Michael Begovich as Trustee and Samantha Begovich as Trustee of the Michael Begovich and Samantha Begovich Revocable Trust dated 5/22/06 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 _____ day of August, 2024.

SEE ACKNOWLEDGMENT ATTACHED

Notary Public

Witness my hand and official seal.

My Commission Expires: JUNE 5 2026

Grantor's Address: 9984 Scripps Ranch Blvd #511, San Diego, CA 92131

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

Property Address: 201 Belmont Way, Chelsea, AL 35043

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN DIEGO

On 8-8-2024 before me, RICKEY LEE ROLES

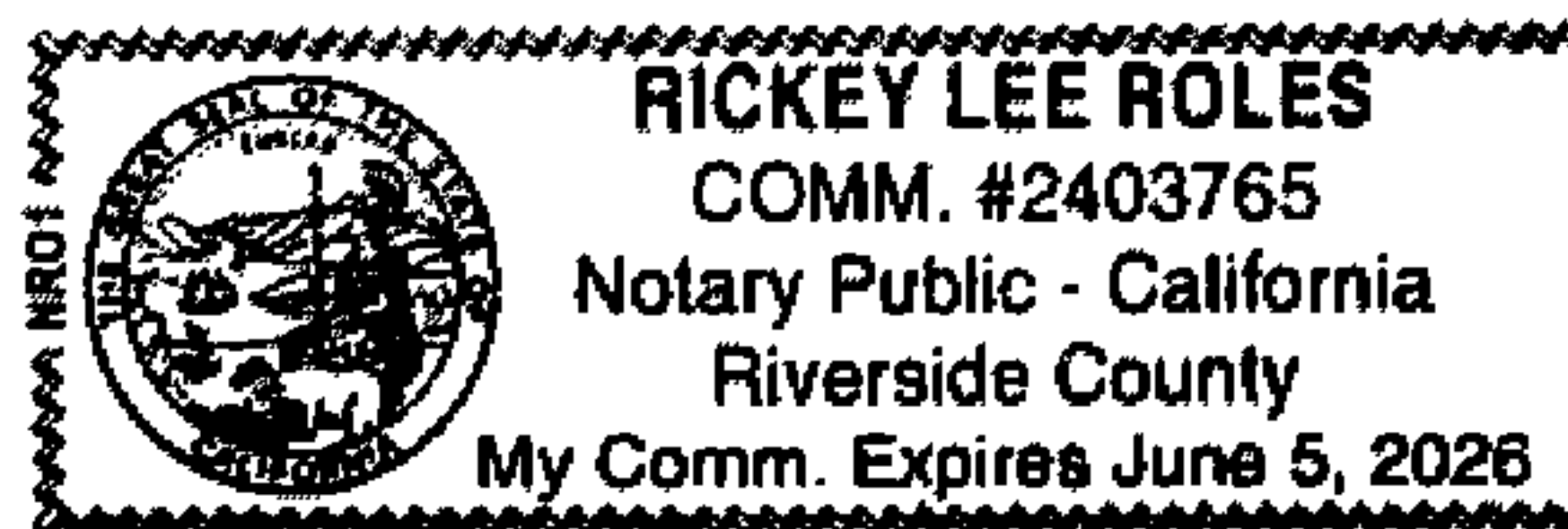
A Notary Public personally appeared MICHAEL BEGOVICH AND
SAMANTHA BEGOVICH

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rickey Lee Roles



(Seal)

REAL ESTATE SALES VALIDATION FORM*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: Michael Begovich and Samantha Begovich Revocable Trust dated 5/22/06

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

Mailing Address: 9984 Scripps Ranch Blvd #511 San Diego, CA 92131

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

Property Address: 201 Belmont Way Chelsea, AL 35043

Date of Sale: August 9, 2024

Total Purchase Price: \$255,000.00

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☐ Appraisal☒ Sales Contract☐ Other: _____☐ Closing Statement

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:

8/8/24

Print:

Samantha Begovich

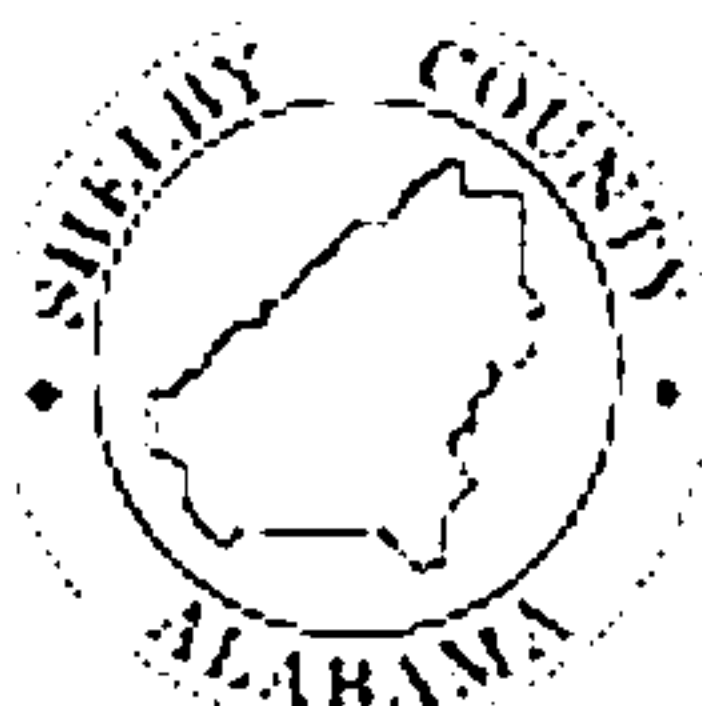
Unattested

Sign:

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/28/2024 11:05:30 AM
 \$287.00 JOANN
 20240828000268650

**Form RT-1**

Allie S. Bayl