

WARRANTY DEED

State of Alabama

Send Tax Notice to: ARMM ASSET
COMPANY 2, LLC, a Delaware Limited
Liability Company
5001 Plaza on the Lake, Suite 200, Austin TX.
78749

County of Shelby

Know all men by these presents:

That in consideration of TWO HUNDRED ELEVEN THOUSAND DOLLARS (\$211,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **JAMES H. SAVAGE, A SINGLE MAN** (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:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CALERA, COUNTY OF SHELBY AND STATE OF ALABAMA, MORE PARTICULARLY DESCRIBED AS:

LOT 76, 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: 279 CREEK RUN WAY, CALERA, AL 35040

TAX PARCEL ID: 35-2-10-0-002-026.000

BEING the same property conveyed to JAMES H. SAVAGE, A SINGLE PERSON by WARRANTY DEED from SPRING ROCK BRIDGE PROPERTY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, dated 09/22/2023, and recorded on 09/27/2023 in INSTRUMENT NO. 2023092700289610, in the Public Records of Shelby County, Alabama.

BEING the same property conveyed to SPRING ROCK BRIDGE PROPERTY OWNER, LLC A DELAWARE LIMITED LIABILITY BY STATUTORY WARRANTY DEED FROM CHALONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED 08/11/2023, AND RECORDED ON 08/23/2023 IN INSTRUMENT NO. 20230023000254130, IN THE PUBLIC RECORDS OF SHELBY COUNTY, ALABAMA

Please Note: The above Statutory Warranty Deed includes subject premise and more land.
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.

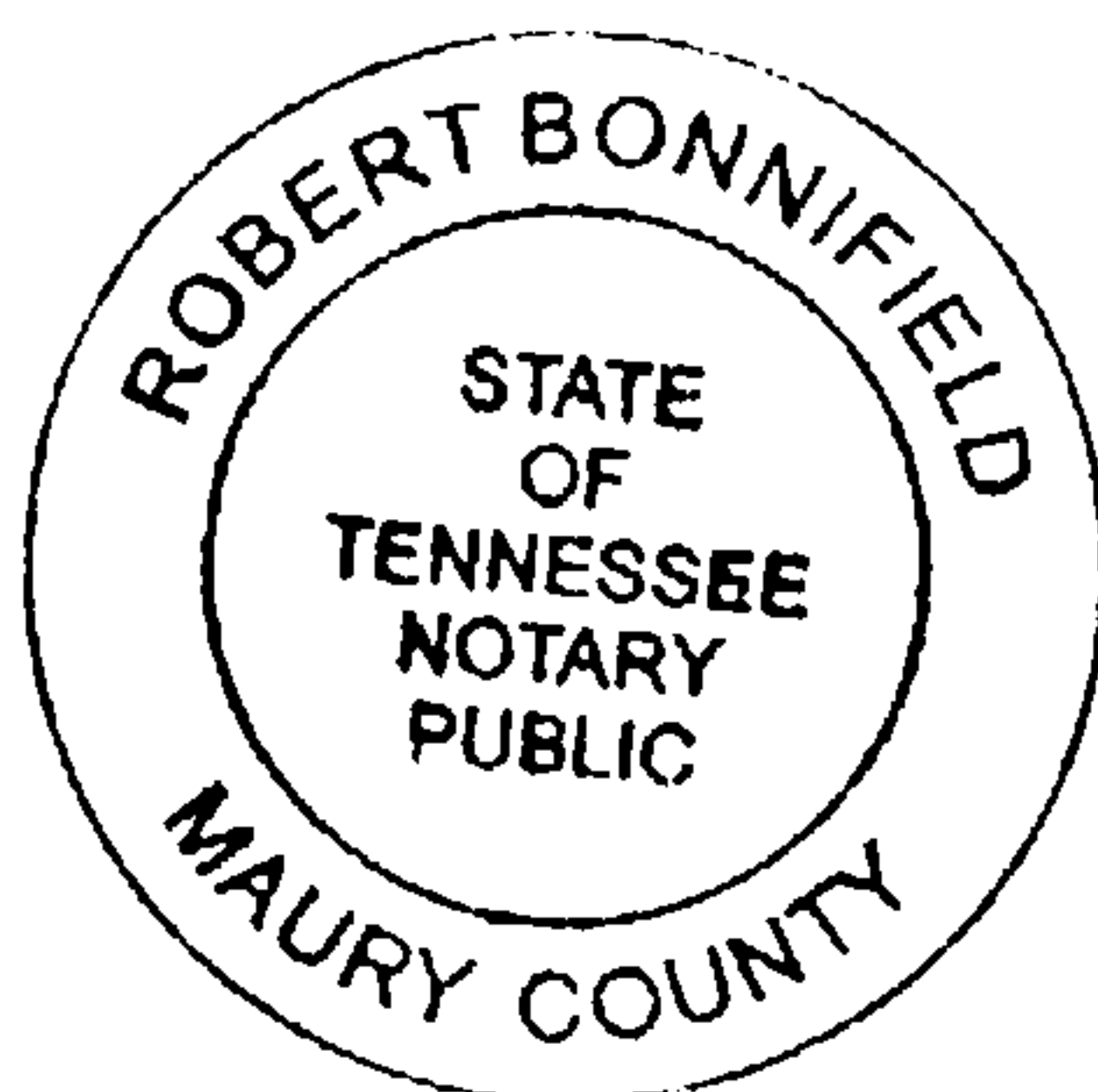
IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 26th day of December, 2024.

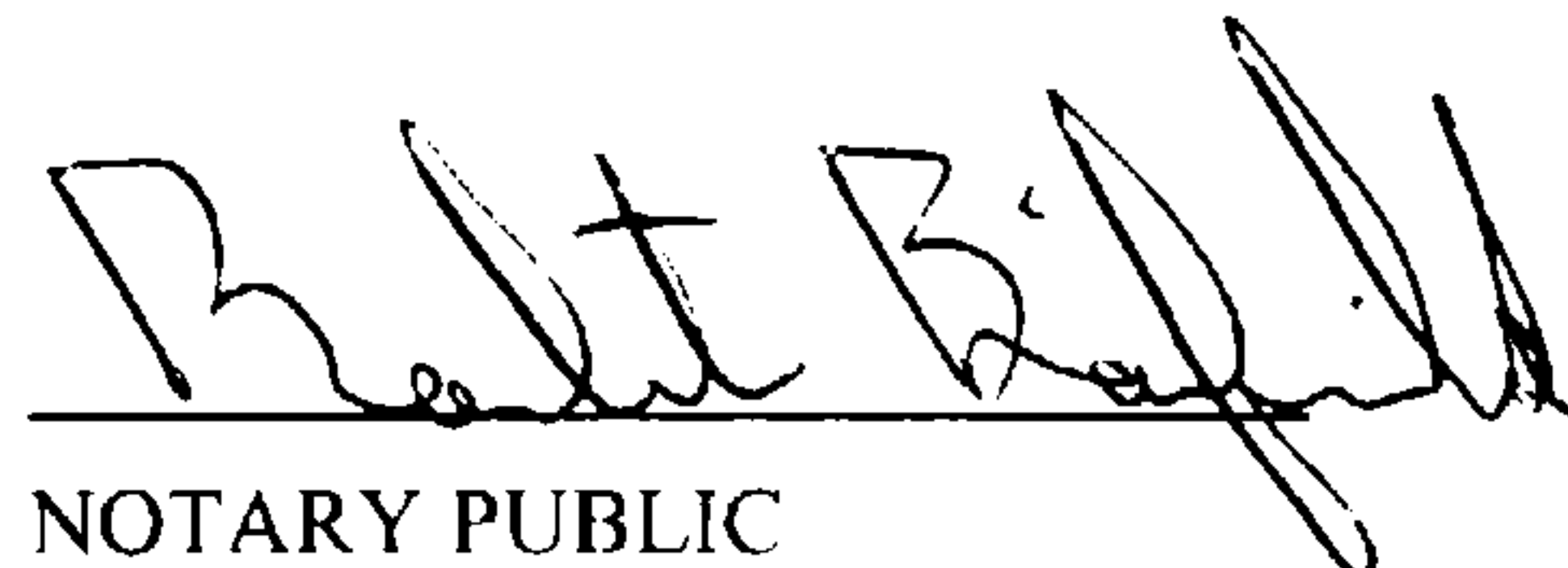

JAMES H. SAVAGE

STATE OF Tennessee
COUNTY Williamson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify JAMES H. SAVAGE, 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 26th day of December, 2024.




NOTARY PUBLIC

MY COMMISSION EXPIRES:

JUN 24 2028

Prepared by:
Parker Law Firm, LLC
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
 01/07/2025 12:32:02 PM
 \$239.00 BRITTANI
 20250107000007820

Allen S. Bevil

Real Estate Sales Validation Form

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

Grantor's Name JAMES H SAVAGE
 Mailing Address 2686 NEW PORT ROYAL ROAD
THOMPSONS STATION TN 37179

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

Property Address 279 CREEK RUN WAY
CALERA AL 35040

Date of Sale 12/30/2024
 Total Purchase Price \$ 211,000.00

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 1/6/2025

Print MIKE KRIVOSKI

☐ Unattested

(verified by)

Sign Mike Krivoski

(Grantor/Grantee/Owner/Agent) circle one