

SEND TAX NOTICE TO:
ARMM Asset Company 2, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED NINETY THOUSAND AND 00/100 (\$290,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Matthew Lee Thacker and Mistie Martin, a married couple**, whose address is 463 Sunnyside Circle, Sylacauga, AL 35151, (hereinafter "Grantor", whether one or more), by **ARMM Asset Company 2, LLC**, whose address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **ARMM Asset Company 2, LLC, a Delaware Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, **the address of which is 319 Polo Court, Chelsea, AL 35043 to-wit:**

Lot 146, according to the Survey of Polo Crossings, Sector I, as recorded in Map Book 39, page 41 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 6th day of January, 2025.

Mistie Martin
Mistie Martin

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Mistie Martin whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of January 2025.

Reba A. Heard

Notary Public

My Commission Expires:



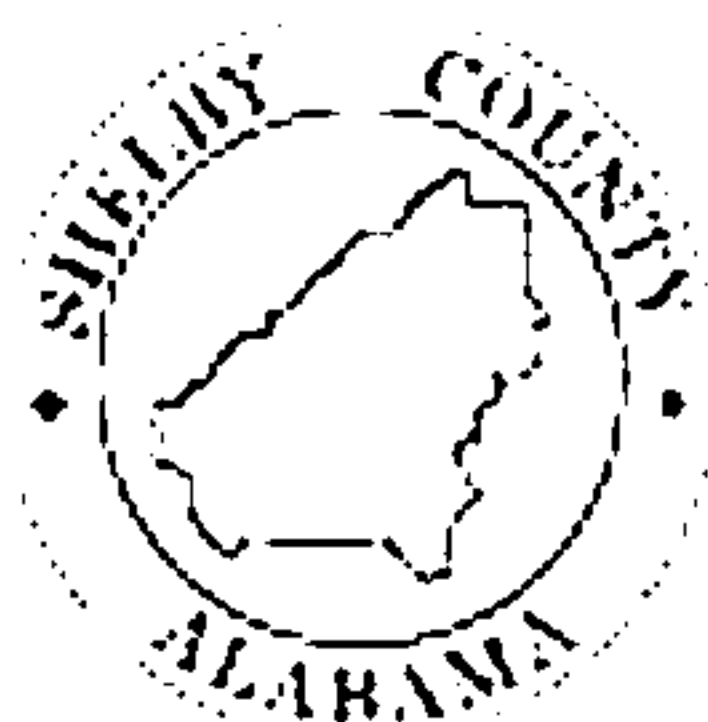
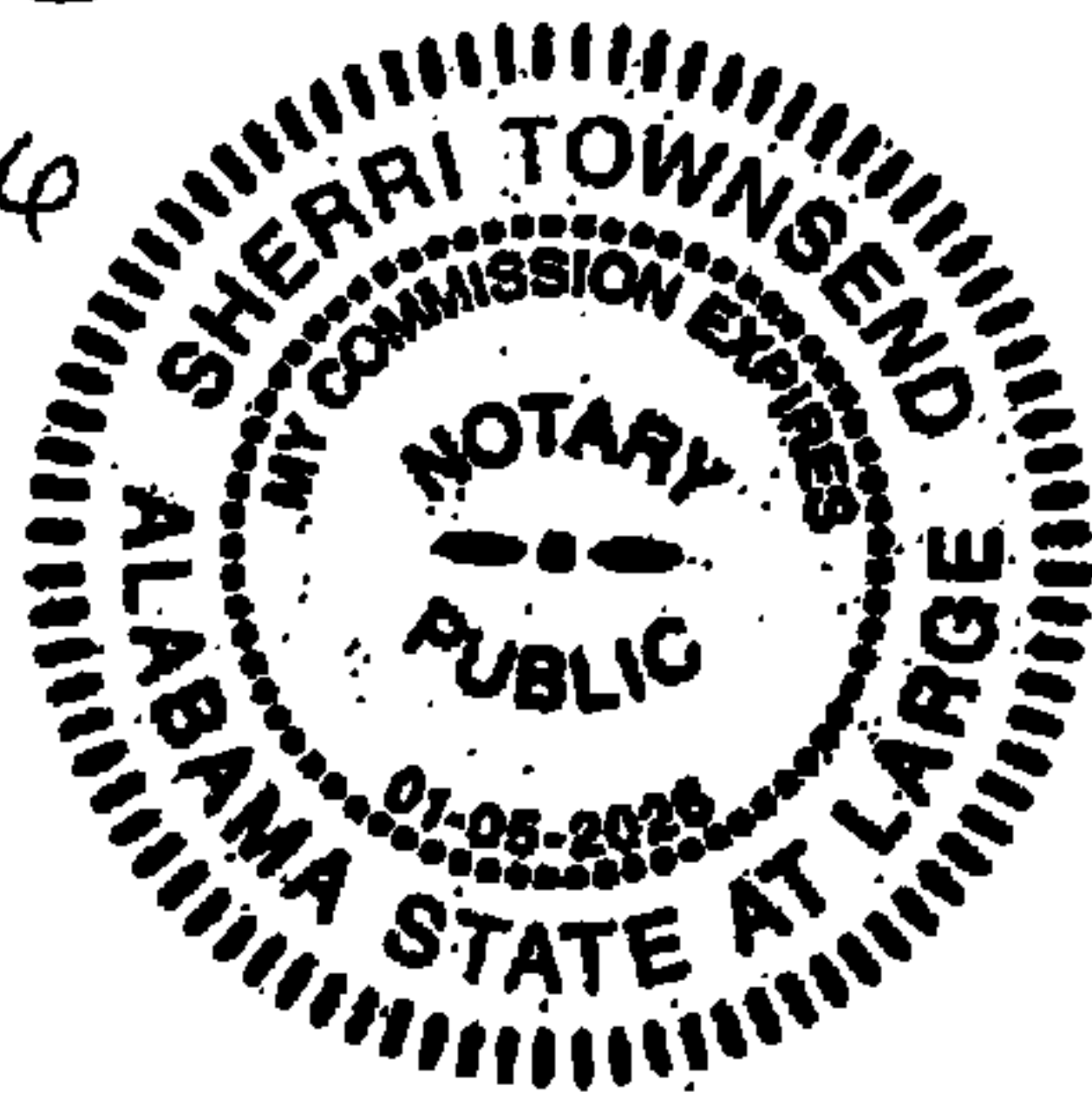
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 6 day of January, 2025.

Matthew Lee Thacker
Matthew Lee Thacker

I, the undersigned Notary Public in and for said County and State, hereby certify that Matthew Lee Thacker whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of January, 2025.

Sherrri Townsend
Notary Public
My Commission Expires: 1/5/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/07/2025 02:49:28 PM
\$318.00 JOANN
20250107000008040

Allie S. Bayl