

## SPECIAL WARRANTY DEED

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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.  
78746

Shelby County

Know all men by these presents:

That in consideration of ONE HUNDRED SEVENTY SEVEN THOUSAND DOLLARS (\$177,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we **THRIVE CAPITAL, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, whose address is 1430 Gadsden Hwy, Suite 116 Unit 2281, Birmingham, AL 35235 (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 116, according to the Survey of Camden Cove West Sector 3, Phase 2, as recorded in Map Book 35, Page 15, in the Probate Office of Shelby County, Alabama.**

**Commonly Known as: 134 Ashby St, Calera, AL 35040**

**Parcel No. 28-4-17-1-003-037.000**

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. .

24180784-011

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 13 day of February, 2025.

THRIVE CAPITAL, LLC, AN ALABAMA  
LIMITED LIABILITY COMPANY

BY:

  
Eli Crognale, Authorized Signor

THRIVE CAPITAL, LLC, AN ALABAMA  
LIMITED LIABILITY COMPANY

BY:

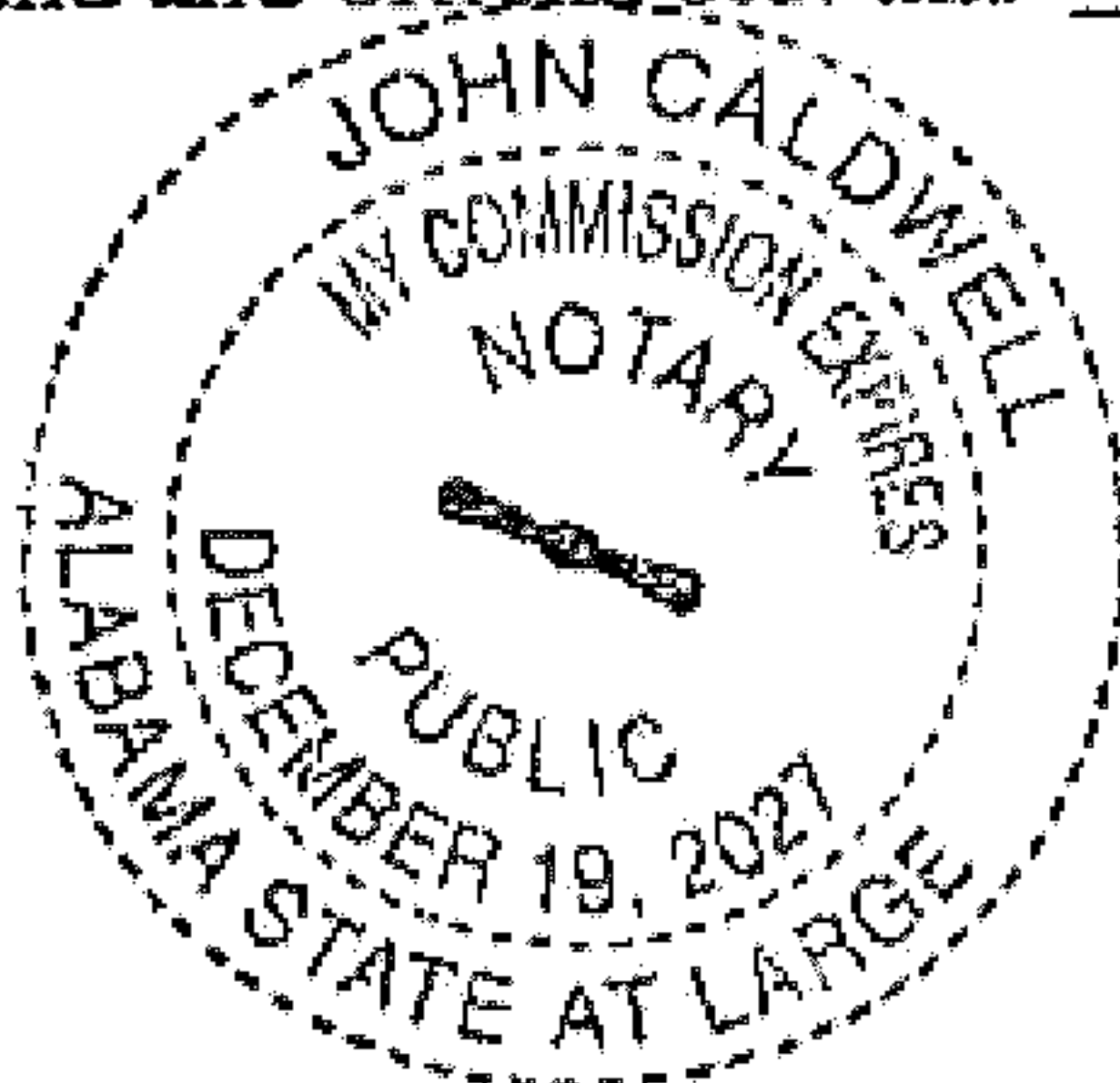
  
Joe Demaras, Authorized Signor

STATE OF Alabama  
COUNTY Shelby

\* Eli Crognale and Joe  
Demaras, ~~authorized~~  
signors for ☒ authorized  
General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify <sup>\*</sup>THRIVE CAPITAL, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, 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 13 day of February, 2025.



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



NOTARY PUBLIC

MY COMMISSION EXPIRES:

JOHN CALDWELL  
My Commission Expires  
12/19/2027



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/18/2025 11:18:27 AM  
 \$205.00 PAYGE  
 20250218000047590

*Allen S. Bayel*

### Real Estate Sales Validation Form

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

Grantor's Name	THRIVE CAPITAL LLC	Grantee's Name	ARMM ASSET COMPANY 2 LLC, A DELAWARE LIMITED LIABILITY COMPANY
Mailing Address	1430 GADSDEN HWY, SUITE 116, UNIT 2281 BIRMINGHAM, AL 35235	Mailing Address	5001 PLAZA ON THE LAKE SUITE 200 AUSTIN TX 78746
Property Address	134 ASHBY ST CALERA, AL 35040	Date of Sale	2/13/2025
		Total Purchase Price	\$ 177,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 2/13/2025

Print Rob Newman

☐ Unattested

Sign Rob Newman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one