

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 78746

County of Shelby

Know all men by these presents:

That in consideration of THREE HUNDRED FIVE THOUSAND DOLLARS (\$305,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, **Jacob R. Davenport, a single man**, (herein referred to as grantor, whether one or more), whose address is **1084 Crawford Ct., Chelsea, AL 35043** does hereby 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 lot or parcel of land lying and being situated in the County of Shelby, State of Alabama, to-wit:

Lot 6-09, according to the survey of Chelsea Park 6th Sector, as recorded in Map Book 37, Page 13, in the Probate Office of Shelby County, Alabama. Together with the nonexclusive easement to use the Common areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Granter and filed for record as Instrument #20041014000566950, the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd Sector, a Residential Subdivision as recorded in Instrument #20041014000566970 and the Supplemental Declaration and Amendment to the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd Sector and 6th Sector, a Residential Subdivision as recorded in Instrument #20060720000351160, in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all easements thereto, is hereinafter referred to as the "Declaration"). Together with the nonexclusive easement to use the Easement Parcel as more particularly described in the Easement Agreement as recorded in Instrument #20040816000457750 in the Probate Office of Shelby County, Alabama.

Property Commonly known as: 1073 Crawford Court, Chelsea, AL 35043

APN / TAX ID: 09 7 36 4 002 009.000

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs

and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances. unless otherwise noted above: that we have a good right to sell and convey the same as aforesaid; That we will and 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 We have hereunto set our hands and seals, this 4th day of March, 2025.

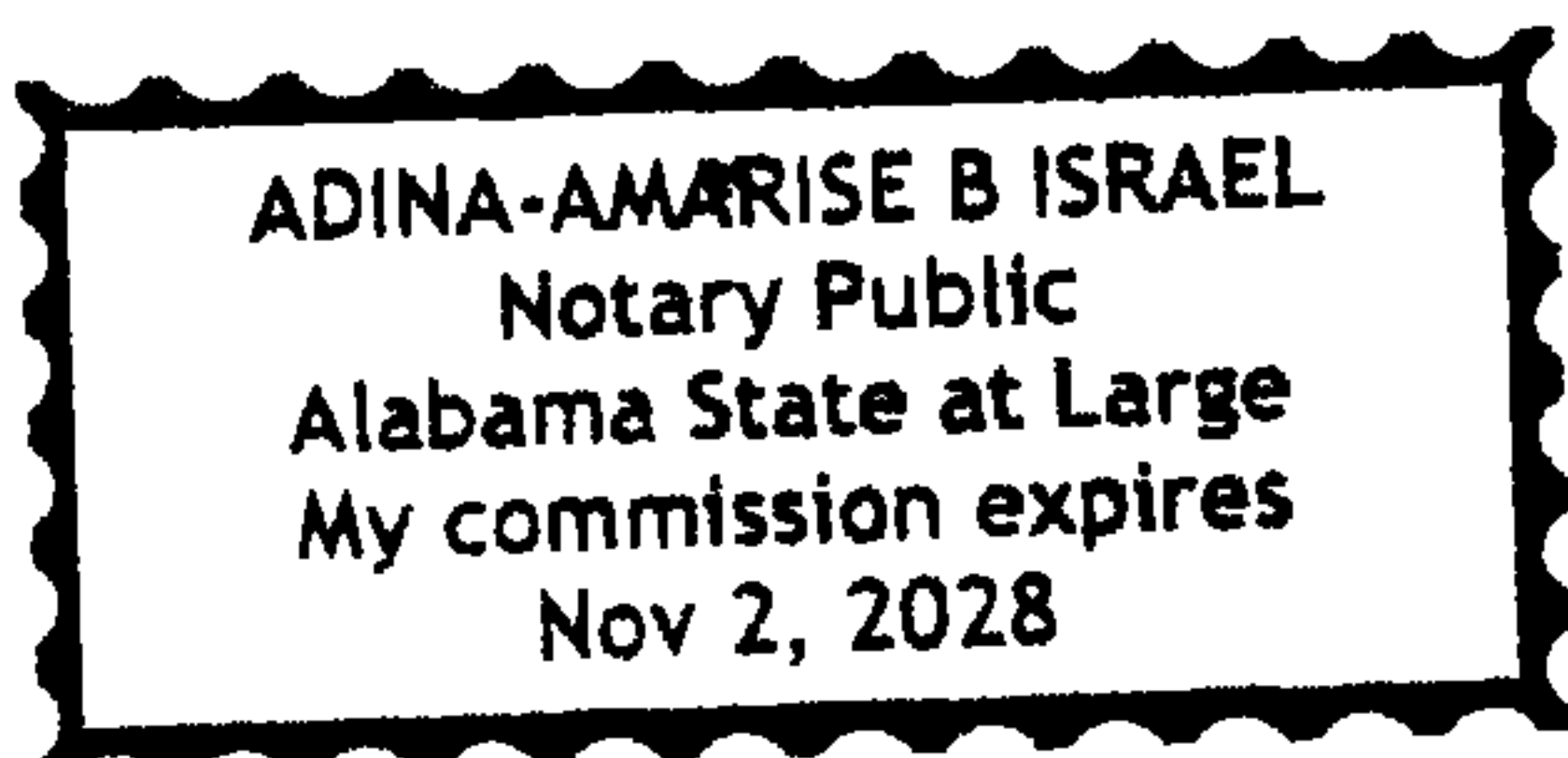
Jacob R Davenport by
Kimberly Nassef as his
attorney-in fact

Jacob R. Davenport by
Kimberly Nassef, as his attorney-in-
fact

STATE OF Alabama
COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify **Jacob R. Davenport, a single man, by Kimberly Nassef, as his attorney-in-fact** whose names are signed to the foregoing conveyance, and who 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 4 day of March, 2025.



[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-02-2028

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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/13/2025 08:17:41 AM
 \$333.00 BRITTANI
 20250313000074940

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 JACOB R DAVENPORT
 Mailing Address 1073 CRAWFORD CT
CHELSEA AL 35043

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

Property Address 1073 CRAWFORD CT
CHELSEA AL 35043

Date of Sale 3/4/2025
 Total Purchase Price \$ 305,000.00

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 3/4/2025

Print MIKE KRIVOSKI - AGENT

☐ Unattested

Sign Mike Krivoski

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1