
SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:
George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

After recording, return to:
BCHH Title Company of Alabama, LLC
1500 Montgomery Highway, Suite 205
Birmingham, AL 35216
Attention: Jim Felouzis
412-465-3917, jfelouzis@bchhinc.com

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 18th day of March, 2025, is made and entered into by and between **ARMM Asset Company 2 LLC, a Delaware limited liability company**, whose forward mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("**Grantor**"), and **ARMM ASSETS 2 LLC, a Delaware limited liability company**, whose tax mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("**Grantee**").

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Shelby, in the State of Alabama, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 7 day of March, 2025.

GRANTOR:

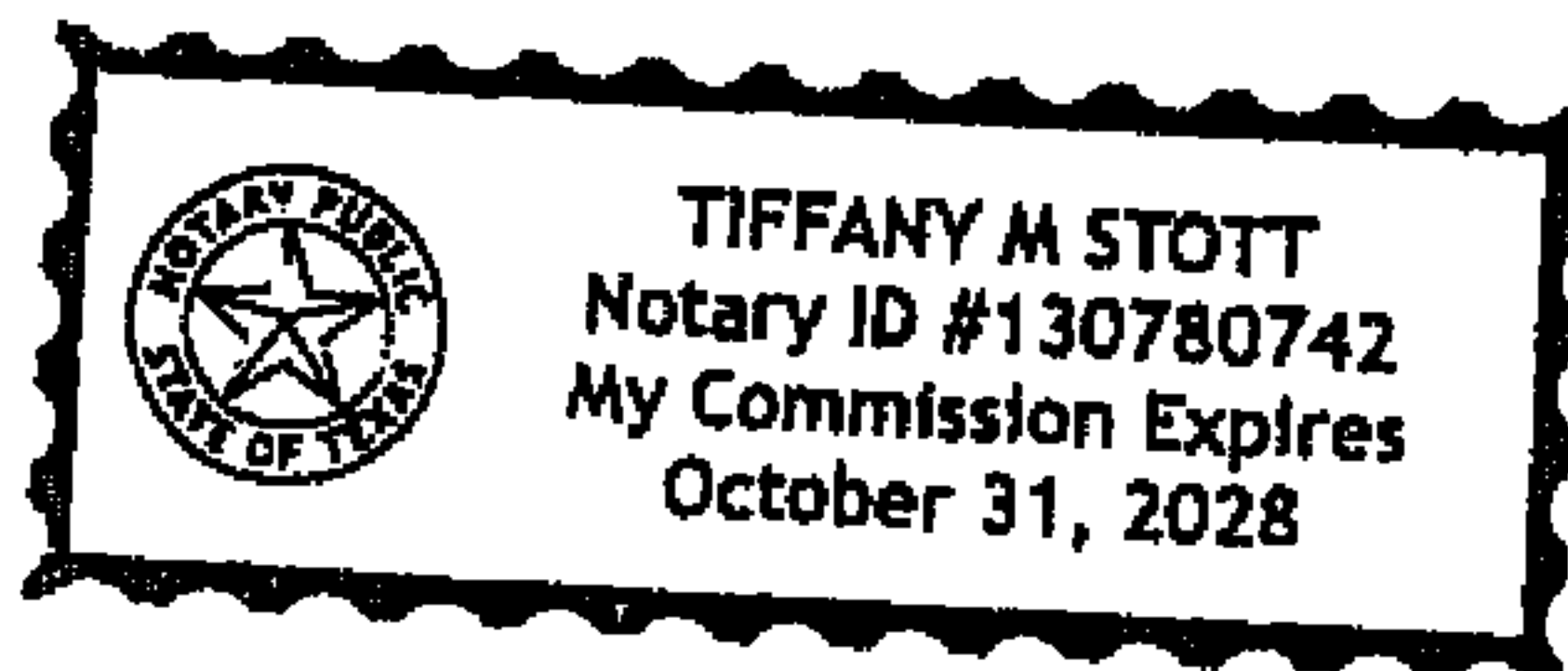
**ARMM Asset Company 2 LLC, a
Delaware limited liability company**

By: [Signature]
Name: Joseph V. Gatti
Title: Vice President and Secretary

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 7 day of MARCH, 2025, by Joseph V. Gatti, as Vice President and Secretary of ARMM Asset Company 2 LLC, a Delaware limited liability company, who ☒ is personally known to me, or ☐ has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:



[Signature]
Notary Public

Commission Expires: 10/31/28

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 233, 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.

SOURCE OF TITLE: Instrument No. 2024061700179760

COMMONLY KNOWN AS: 200 Creek Run Way, Calera, AL 35040

PARCEL ID: 35-2-10-0-002-009.000

TITLE FILE NO: 10323195-1

TRACT 2:

Lot 22, according to the survey of Chesser Reserve, Phase II, as recorded in Map Book 46, Page 20, in the probate office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20241105000344450

COMMONLY KNOWN AS: 249 Chesser Reserve Dr, Chelsea, AL 35043

PARCEL ID: 09-8-27-0-008-022.000

TITLE FILE NO: 10498787-1

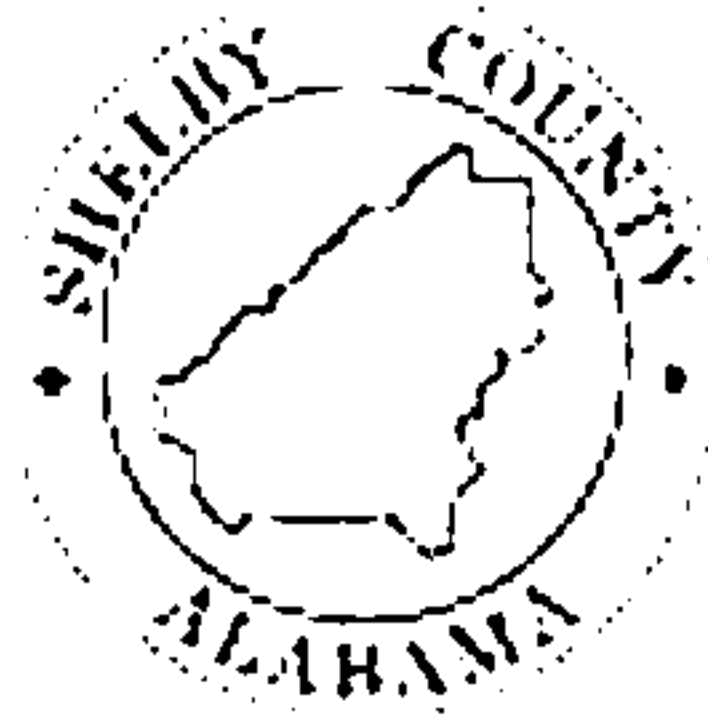
Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (200 CREEK RUN WAY, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 52, Page 80.

AS TO TRACT 2 (249 CHESSER RESERVE DR, CHELSEA, AL 35043) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 46, Page 20.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No. 20040414000194390, and Instrument No. 20140530000197500.
- (3) Term(s) and/or provision(s) of the Agreement(s) recorded at Instrument No. 20140530000197500.
- (4) Oil, gas and/or mineral right(s) and/or reservation(s) as set forth in instrument(s) recorded at Book 69, Page 177. The Company makes no representation as to the present ownership of such interest(s).



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/19/2025 11:52:31 AM
 \$92.50 JOANN
 20250319000081370

Allen S. Bezel

Real Estate Sales Validation Form

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

Grantor's Name ARMM Asset Company 2 LLC,

Mailing Address 401 Congress Avenue,
33rd Floor, Austin, TX 78701

Grantee's Name ARMM ASSETS 2 LLC,

Mailing Address 401 Congress Avenue,
33rd Floor, Austin, TX 78701

Property Address 200 Creek Run Way, Calera, AL 35040

249 Chesser Reserve Dr, Chelsea, AL 35043

Date of Sale 3/18/2025

Total Purchase Price \$ 590,000.00

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 3/18/2025

Print MIKE KRIVOSKI

☐ Unattested

(verified by)

Sign Mike Krivoski

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1