

WARRANTY DEED

State of Alabama

Send Tax Notice to: **ARMM ASSET COMPANY 2 LLC,**
5001 Plaza on the Lake, Suite 200,
Austin, TX 78746

County of Shelby

Know all men by these presents:

That in consideration of TWO HUNDRED THIRTY NINE THOUSAND DOLLARS (\$239,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, **Ashley Kristen Seabrooke and Tyler Townsend Costley, a married couple** (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 lot or parcel of land lying and being situated in the County of Shelby, State of Alabama, to-wit:

Lot 83 according to the Map of The Lakes at Hidden Forest Phase 4, as recorded Map Book 53, Page 29A, in the Probate Office of Shelby County, Alabama.

Property Commonly known as: 307 Hidden Court, Montevallo, AL 35115
Parcel No.: 23-7-35-0-009-061.000

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 11 day of March, 2025.

Ashley Kristen Seabrooke
Ashley Kristen Seabrooke
Tyler Townsend Costley
Tyler Townsend Costley

STATE OF Alabama
COUNTY Jefferson

General Acknowledgment

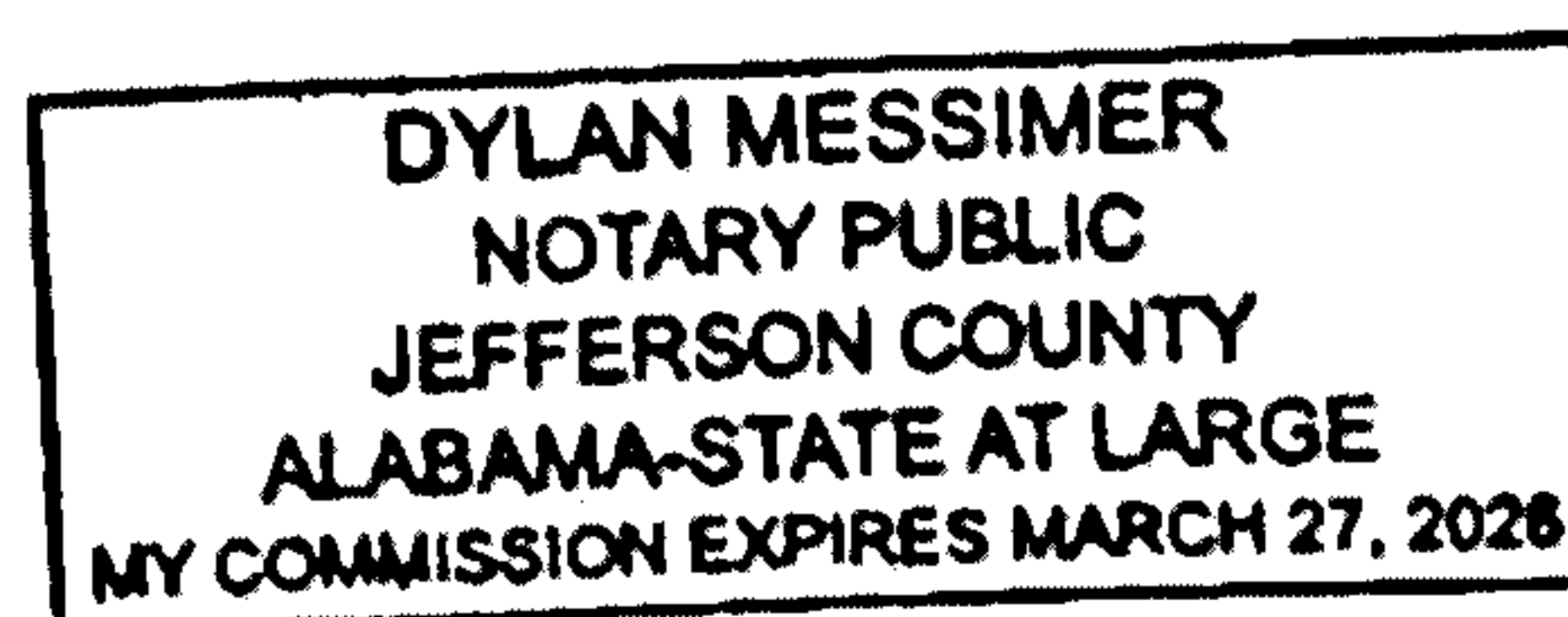
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify **Ashley Kristen Seabrooke and Tyler Townsend Costley, a married couple** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of 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 11 day of March, 2025.

Dylan Messimer
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/27/2026

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
 03/19/2025 12:03:26 PM
 \$267.00 PAYGE
 20250319000081430

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Ashley Kristen Seabrooke and Tyler Townsend Costley
 Mailing Address 40 Red Tip Lane
Helena, AL 35080

Grantee's Name ARMM ASSET COMPANY 2 LLC
 Mailing Address 5001 Plaza on the Lake, Suite 200,
Austin, TX 78746

Property Address 307 Hidden Ct
Montevallo, AL 35115

Date of Sale 03/11/2025
 Total Purchase Price \$ 239000.00
 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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 3/11/2025

Print ROB NEWMAN

☐ Unattested

(verified by)

Sign

Rob Newman

(Grantor/Grantee/Owner/Agent) circle one