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 <u>THREE HUNDRED FIVE THOUSAND ONE HUNDRED TWENTY FIVE</u>
<u>DOLLARS (\$305,125.00)</u> to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, **Dana Anice Pope, a single women** (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 1778, according to Plat of Chelsea Park 17th Sector, recorded in Map Book 54, Pages 23A and 23B, of the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Property Commonly known as: 282 Chelsea Park Road, Chelsea, AL 35043

Parcel ID: 08-9-30-4-004-048.000

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.

MITNESS WHEREOF WE have here	eunto set our hands and seals, thisday o
	Down arice Paper
STATE OF RISHMA	Dana Anice Pope

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify Dana Anice Pope, a single women 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.

Prepared by: Parker Law Firm, LLC

Jeremy L Parker

1320 Alford Ave Ste 102 Birmingham, AL 35226

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JOHN CALDWELL

My Commission Expires

My Commission Expires

12/19/2027

Real Estate Sales Validation Form

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

Grantor's Name	DANA ANICE POPE	_ Grantee's Name	ARIVINI ASSET COMPANY 2 LLC	
Mailing Address	2861 BLACKRIDGE WAY	Mailing Address	5001 PLAZA ON THE LAKE - SUITE 200	
	HOOVER AL 35244		AUSTIN TEXAS 78746	
Property Address	282 CHELSEA PARK RD	Date of Sale	06/06/2025	
op o. ty / tala. ooo	CHELSEA AL 35043	Total Purchase Price		
		or	Ψ	
		- Actual Value	\$	
			Ψ	
		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 Stater	ment			
If the conveyance		ordation contains all of the red	quired information referenced	

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).

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 6/6/2025 MIKE KRIVOSKI

∍sted

Filed and Recorded Judge of Probate, Shelby County Alabama, County (Verified by)

Clerk

(Grantor/Grantee/Owner Agent) circle one

Form RT-1

Shelby County, AL 06/10/2025 08:26:07 AM **\$333.50 JOANN**

20250610000177130

alling 5. Buyl