

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 THREE HUNDRED FIVE THOUSAND ONE HUNDRED TWENTY FIVE DOLLARS (\$305,125.00) 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.

IN WITNESS WHEREOF We have hereunto set our hands and seals, this 6 day of June, 2025.

Dana Anice Pope

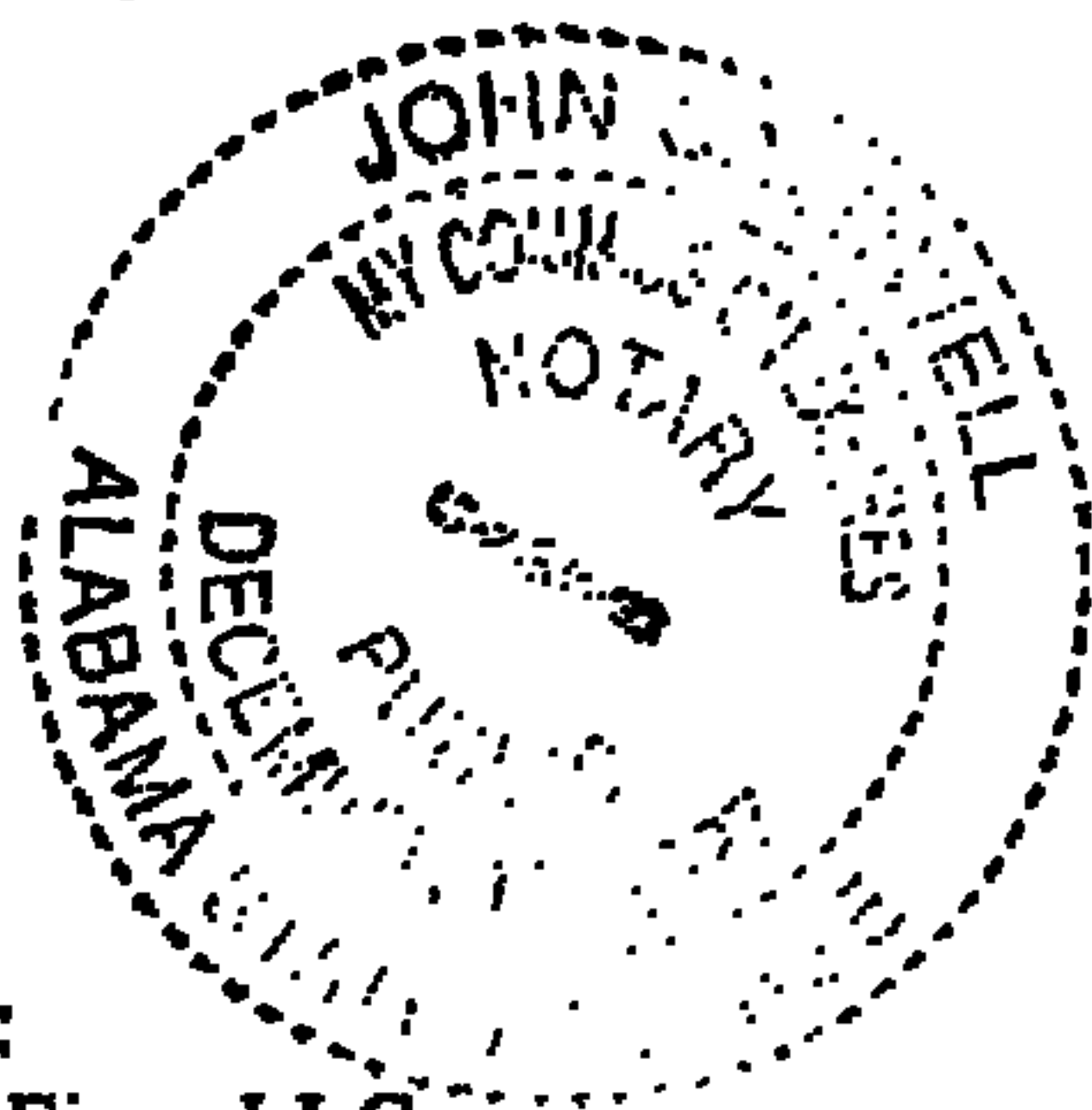
Dana Anice Pope

STATE OF Alabama
COUNTY Shelby

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.

Given under my hand and official seal this 6 day of June, 2025.



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

John Caldwell

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JOHN CALDWELL
My Commission Expires
12/19/2027

Grantor's Name	DANA ANICE POPE
Mailing Address	2861 BLACKRIDGE WAY HOOVER AL 35244

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

Property Address	282 CHELSEA PARK RD CHELSEA AL 35043

Date of Sale	06/06/2025
Total Purchase Price	\$ 305,125.00
or	
Actual Value	\$
or	
Assessor's Market Value	\$

Bill of Sale
✓ Sales Contract
Closing Statement

_____ Appraisal
Other

Instructions

Filed and Recorded
Official Public Records
Judge of Probate, Shelby
Clerk (verified by)

Judge of Probate, Shelby County Alabama, County Clerk (verified by) **Sign** *Mike*

Shelby County, AL
06/10/2025 08:26:07 AM
\$333.50 JOANN
20250610000177130

bama, County (Grantor/Grantee/Owner (Agent) circle one

Form RT-1

Allen S. Bayal