

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 FORTY THREE THOUSAND DOLLARS (\$343,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, **SEAN S. BARTLETT and DANIELLE K. MOORE, husband and wife** (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 70, according to the Survey of Polo Crossings, Sector III, as recorded in Map Book 47, Pages 24A and 24B, in the Probate Office of Shelby County, Alabama.

Property Commonly known as: 808 Huntington Trace, Chelsea AL 35043
Parcel ID: 09 6 23 4 001 026.000

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 16 day of June, 2025.

Sean S Bartlett

Sean S. Bartlett

Danielle K Moore

Danielle K. Moore

STATE OF Alabama
COUNTY Shelby

General Acknowledgment

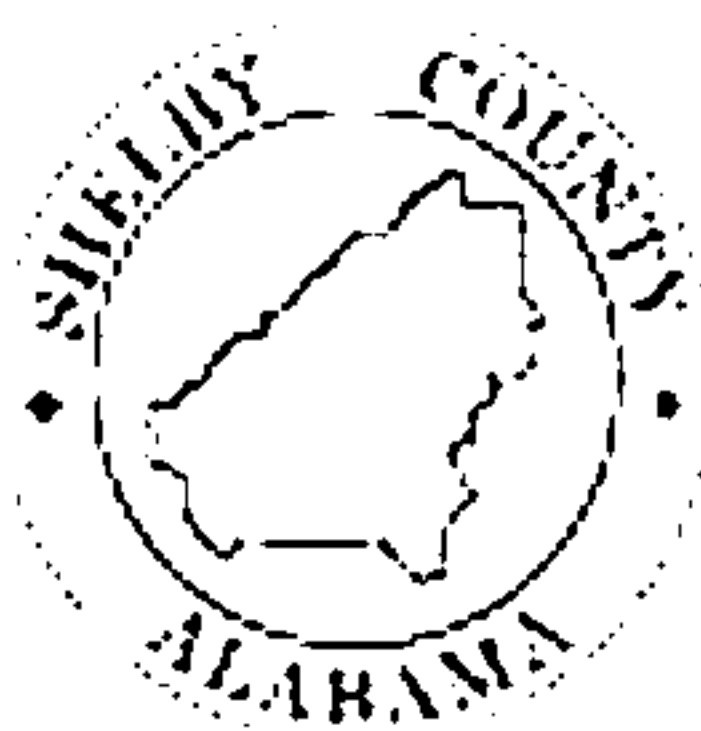
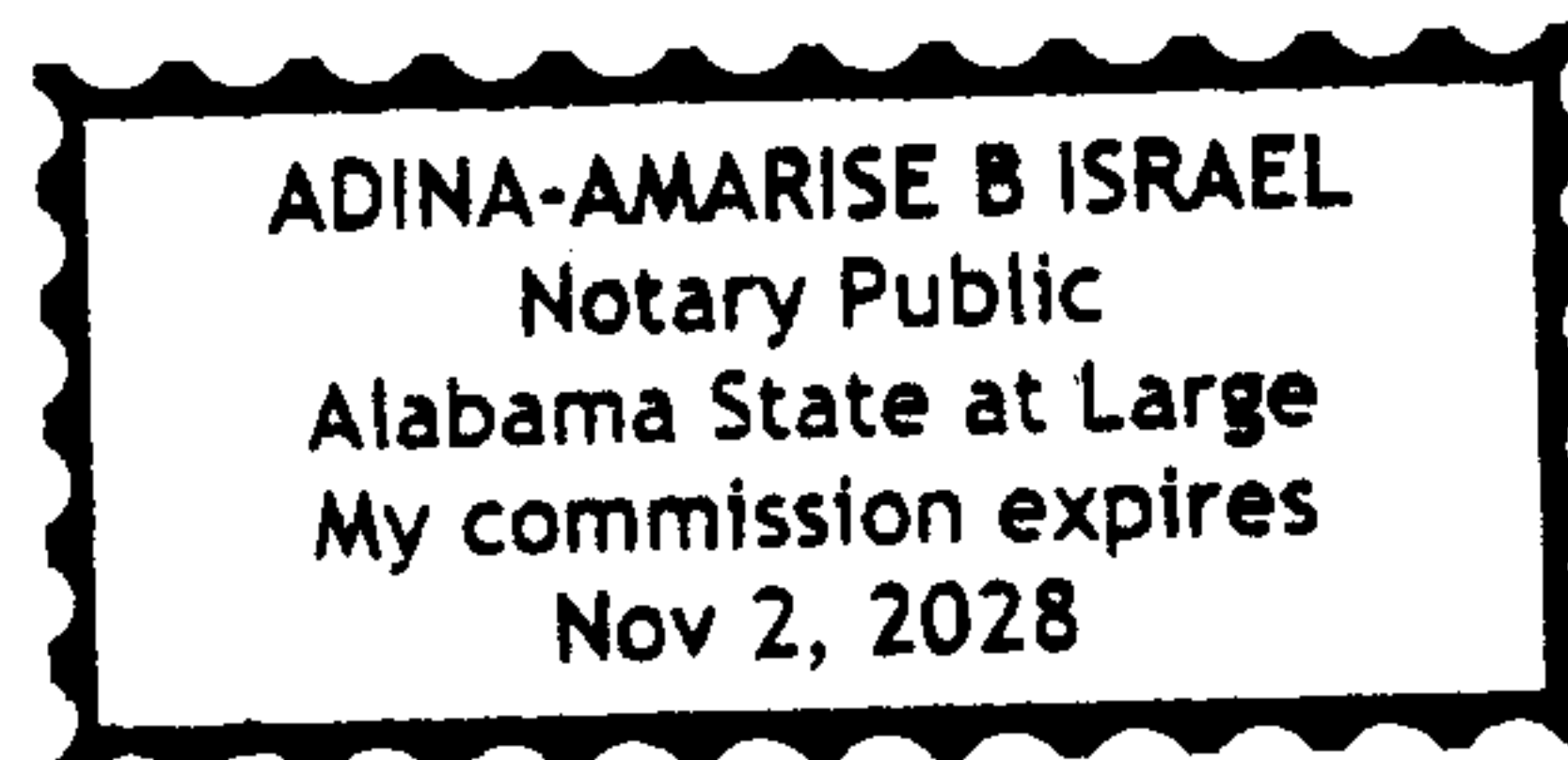
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify **SEAN S. BARTLETT and DANIELLE K. MOORE, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance Warranty Deed executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of June, 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
06/20/2025 03:26:50 PM
\$368.00 KELSEY
20250620000189440

Allie S. Bayl