

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:

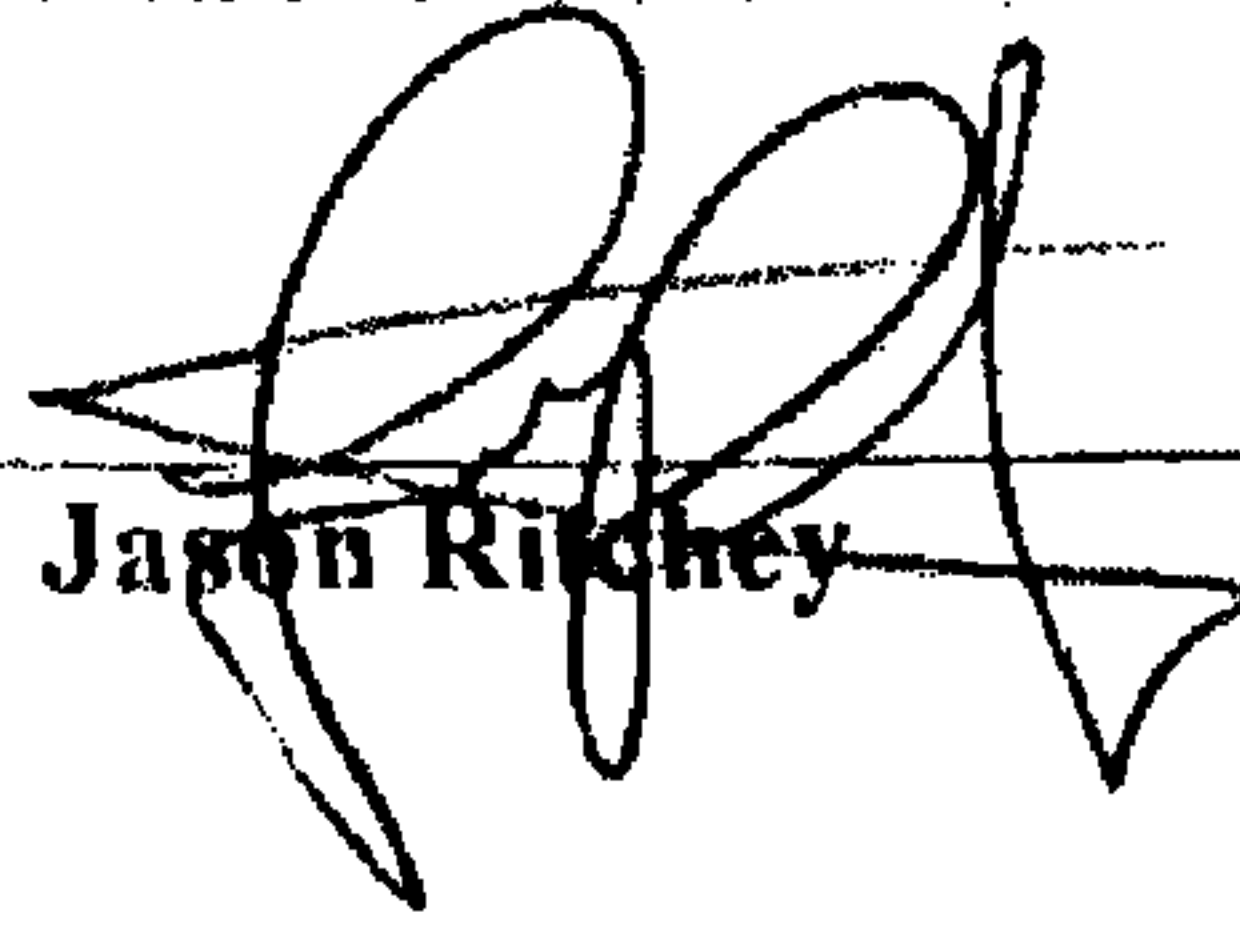
That in consideration of TWO HUNDRED FORTY THOUSAND DOLLARS (\$240,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, **JASON RITCHEY, unmarried and ALAYNNA PARSONS and OSCAR PARSONS, wife and husband** (herein referred to 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 47, according to the resurvey of Carrington Subdivision, Sector II, as recorded in Map Book 26, Page 141, in the Probate Office of Shelby County, Alabama.

Property Commonly known as: 195 Carrington Lane, Calera AL 35040
Parcel ID: 22 9 31 1 002 042.000

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 16th day of July, 2025.

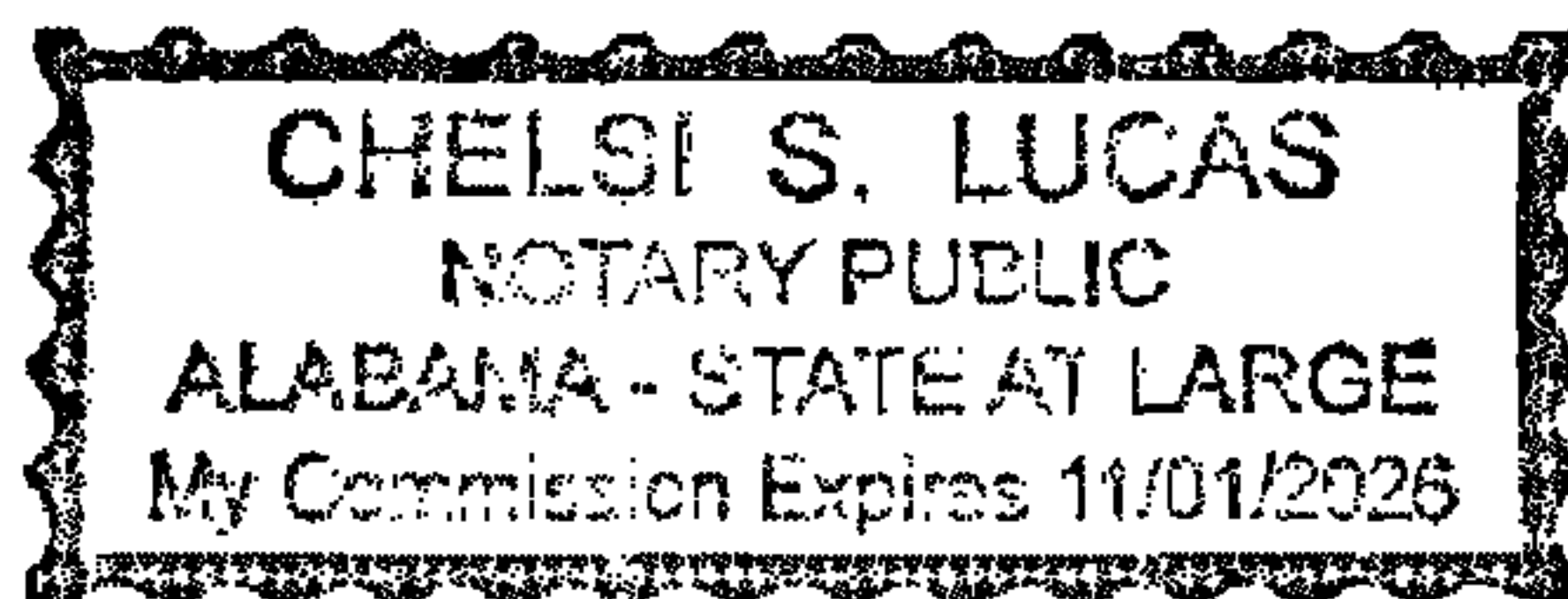

Jason Ritchey

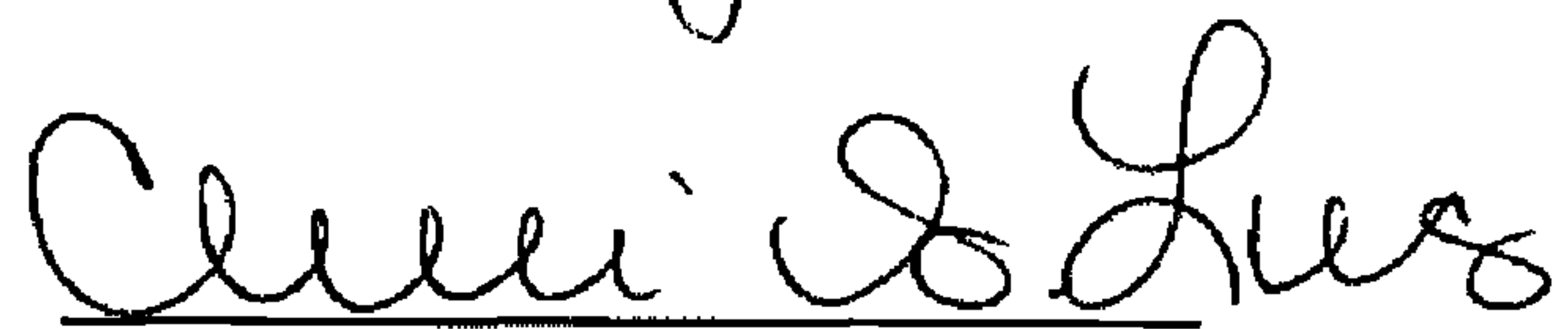
STATE OF Alabama
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify **JASON RITCHEY** 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 July, 2025.





NOTARY PUBLIC

MY COMMISSION EXPIRES:

11/01/2026

IN WITNESS WHEREOF We have hereunto set our hands and seals, this 16th day of July, 2025.

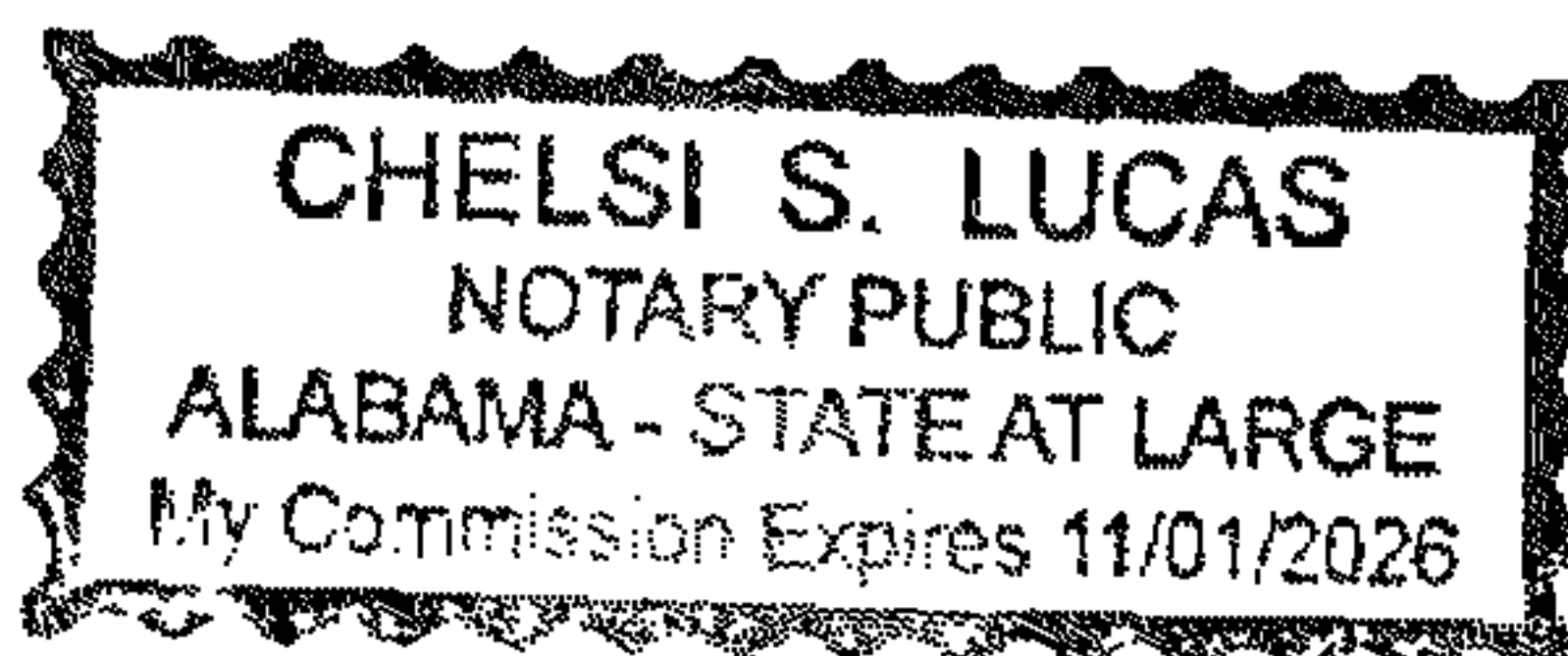
Alaynna Parsons
Alaynna Parsons

STATE OF Alabama
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify **ALAYNNA PARSONS** 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 July, 2025.



Chelsi S. Lucas

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11/01/2026

IN WITNESS WHEREOF We have hereunto set our hands and seals, this 16th day of July, 2025.

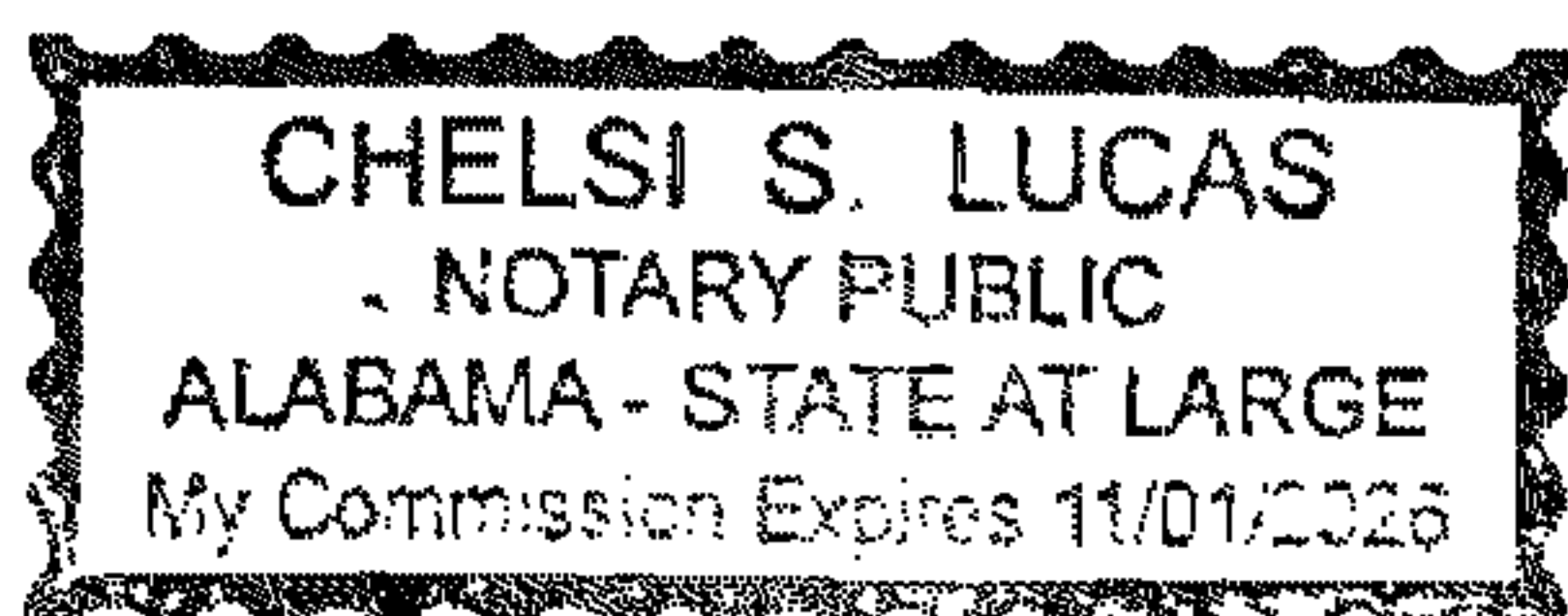
Oscar Parsons
Oscar Parsons

STATE OF Alabama
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify **OSCAR PARSONS** 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 July, 2025.



Chelsi S. Lucas

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/01/2026

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

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	JASON RITCHEY ALAYNNA PARSONS AND OSCAR PARSONS	Grantee's Name	ARMM ASSET COMPANY 2 LLC
Mailing Address	505 CASTLEBURY LANE CALERA AL 35040	Mailing Address	5001 PLAZA ON THE LAKE - SUITE 200 AUSTIN TEXAS 78746
Property Address	195 CARRINGTON LN CALERA AL 35040	Date of Sale	07/16/2025
		Total Purchase Price	\$ 240,000.00
		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	☐ 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 7/18/2025 Filed and RecordedPrint MIKE KRIVOSKI

Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk

Sign

Mike Krivoski

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



(verified by)
Shelby County, AL
07/28/2025 09:45:12 AM
\$275.00 JOANN
20250728000227660

Allen S. Bayl