

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 FIVE THOUSAND DOLLARS (\$245,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, **EMILY A. HORTON, unmarried and JEREMIAH HOPSON, unmarried** (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 6-93, ACCORDING TO THE SURVEY OF CHELSEA PARK, 6TH SECTOR, AS RECORDED IN MAP BOOK 37, PAGE 13 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, FILED FOR RECORD INSTRUMENT NO. 20041014000566950 AND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CHELSEA PARK 6TH SECTOR AS RECORDED IN INSTRUMENT NO. 20111130000360960 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

**PROPERTY COMMONLY KNOWN AS: 1041 CRAWFORD COURT, CHELSEA, AL 35043
PARCEL NO.: 09 7 36 1 006 022.000**

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 18 day of July, 2025.

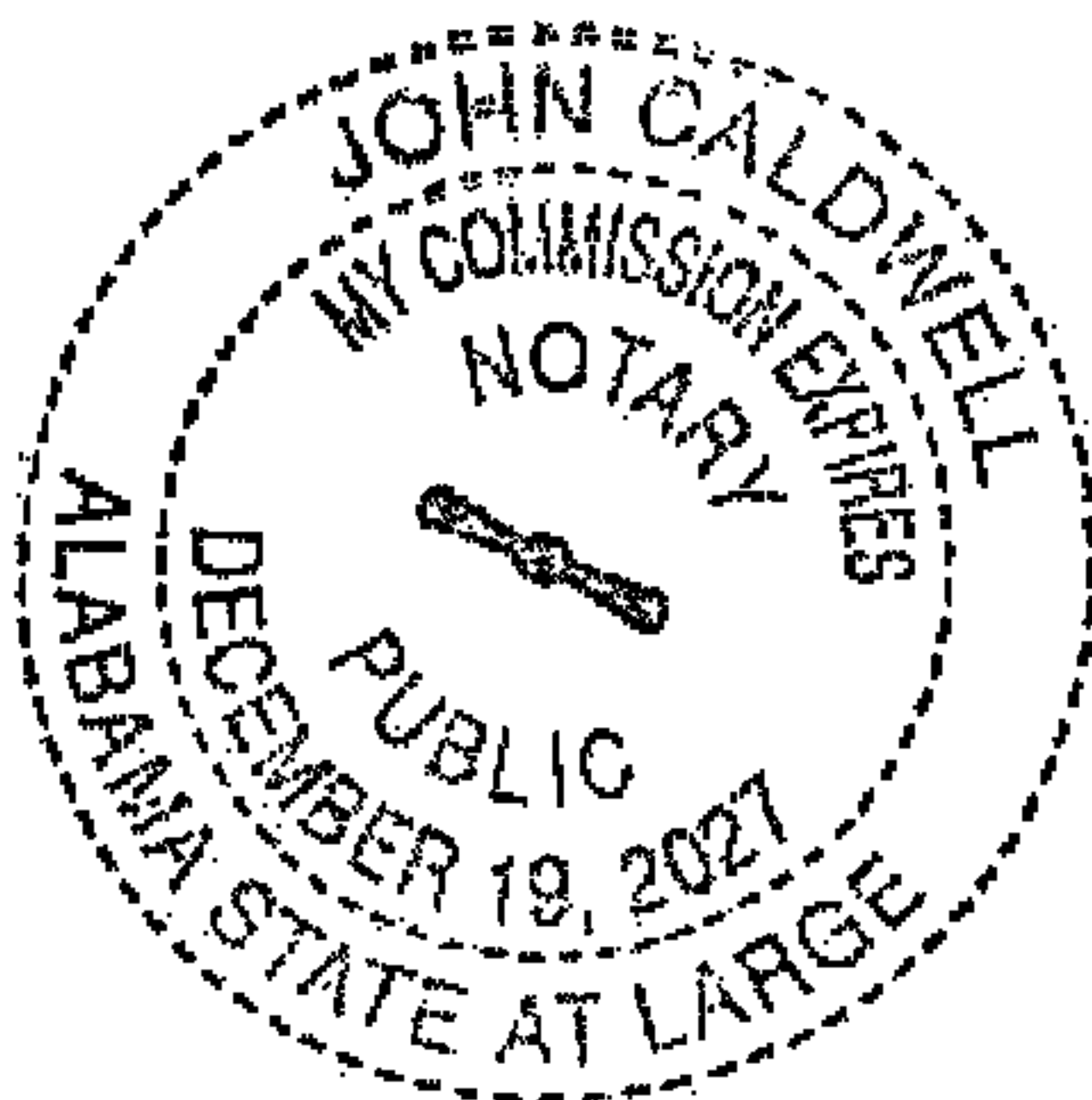

Jeremiah Hopson

STATE OF Alabama
COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby **JEREMIAH HOPSON** 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 18 day of July, 2025.





NOTARY PUBLIC

MY COMMISSION EXPIRES:

JOHN CALDWELL
My Commission Expires
12/19/2027

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

IN WITNESS WHEREOF We have hereunto set our hands and seals, this 23 day of July, 2025.

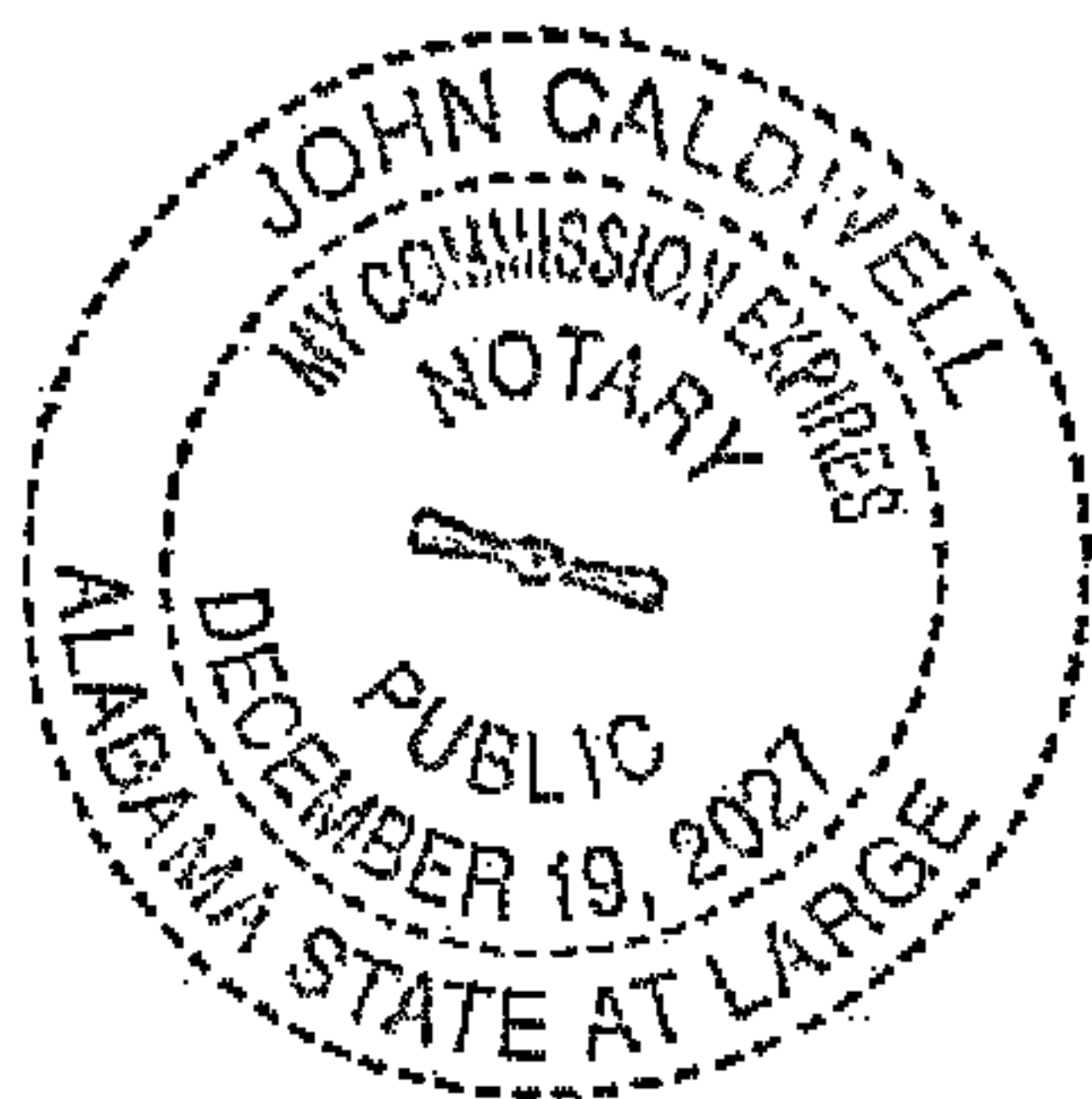
Emily A. Horton
Emily A. Horton

STATE OF Alabama
COUNTY Shelby

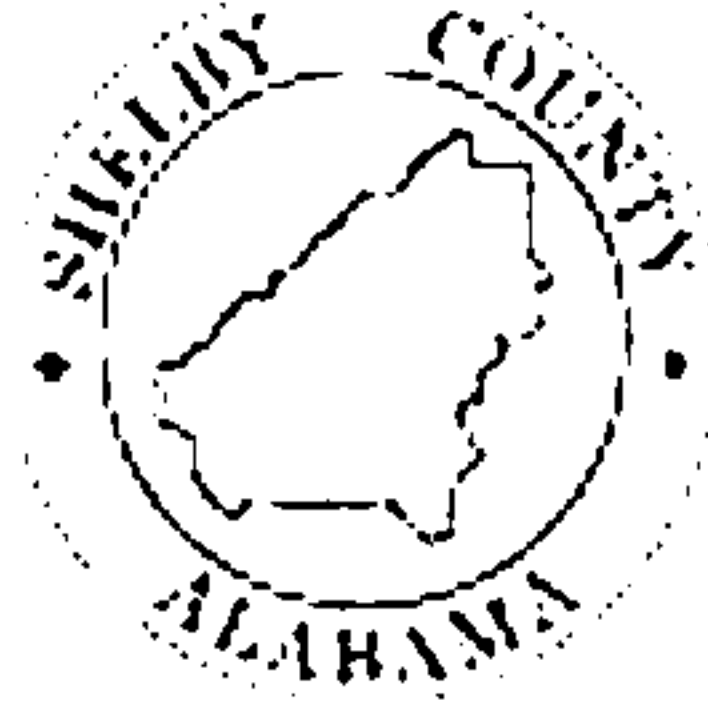
General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby **EMILY A. HORTON** 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 23 day of July, 2025.



John Caldwell
NOTARY PUBLIC
MY COMMISSION EXPIRES:



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/05/2025 08:16:02 AM
 \$276.00 KELSEY
 20250805000238050

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 Emily A Horton and Jeremiah Hopson
 Mailing Address 61 High Cotton Court
Wetumpka, AL 36092

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

Property Address 1041 CRAWFORD CT
CHELSEA, AL 35043

Date of Sale 7/23/2025

Total Purchase Price \$ 245,000.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 7/23/2025

Print ROB NEWMAN

☐ Unattested

(verified by)

Sign Rob Newman

(Grantor/Grantee/Owner/Agent) circle one