

WARRANTY DEED

State of Alabama

Send Tax Notice to: ARMM ASSET
COMPANY 2 LLC, a Delaware Limited
Liability Company
3903 S CONGRESS AVE #40296
AUSTIN, TX 78704

SHELBY County

Know all men by these presents:

That in consideration of TWO HUNDRED EIGHTY THREE THOUSAND DOLLARS (\$283,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **DEREK D. RANDOLPH AND JAMIE L. RANDOLPH, AS 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 3903 S CONGRESS AVE #40298, Austin, TX 78704 (herein referred to as grantee, whether one or more), the following described lots or parcels of land lying and being situated in the County of SHELBY, State of Alabama, to-wit:

LOT 236, ACCORDING TO THE SURVEY OF WILLOW OAKS, AS RECORDED IN MAP BOOK 38, PAGE 137, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**PROPERTY COMMONLY KNOWN AS: 244 WILLOW VIEW CIRCLE, WILSONVILLE, AL 35186
WILSONVILLE, AL 35186 PARCEL ID: 16 2 04 1 002 022.000**

BEING THE SAME PROPERTY CONVEYED BY CORPORATION FORM WARRANTY DEED FROM DONOVAN RENTALS, LLC TO JAMIE L. RANDOLPH AND DEREK D. RANDOLPH, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP, DATED 06/07/2019 AND RECORDED ON 06/18/2019, IN INSTRUMENT NO. 20190618000215820, IN THE OFFICE OF THE RECORDER, SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (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 I/We have hereunto set my/our hand(s) and seal(s), this 13TH day of August, 2025.

Derek D Randolph
DEREK D. RANDOLPH

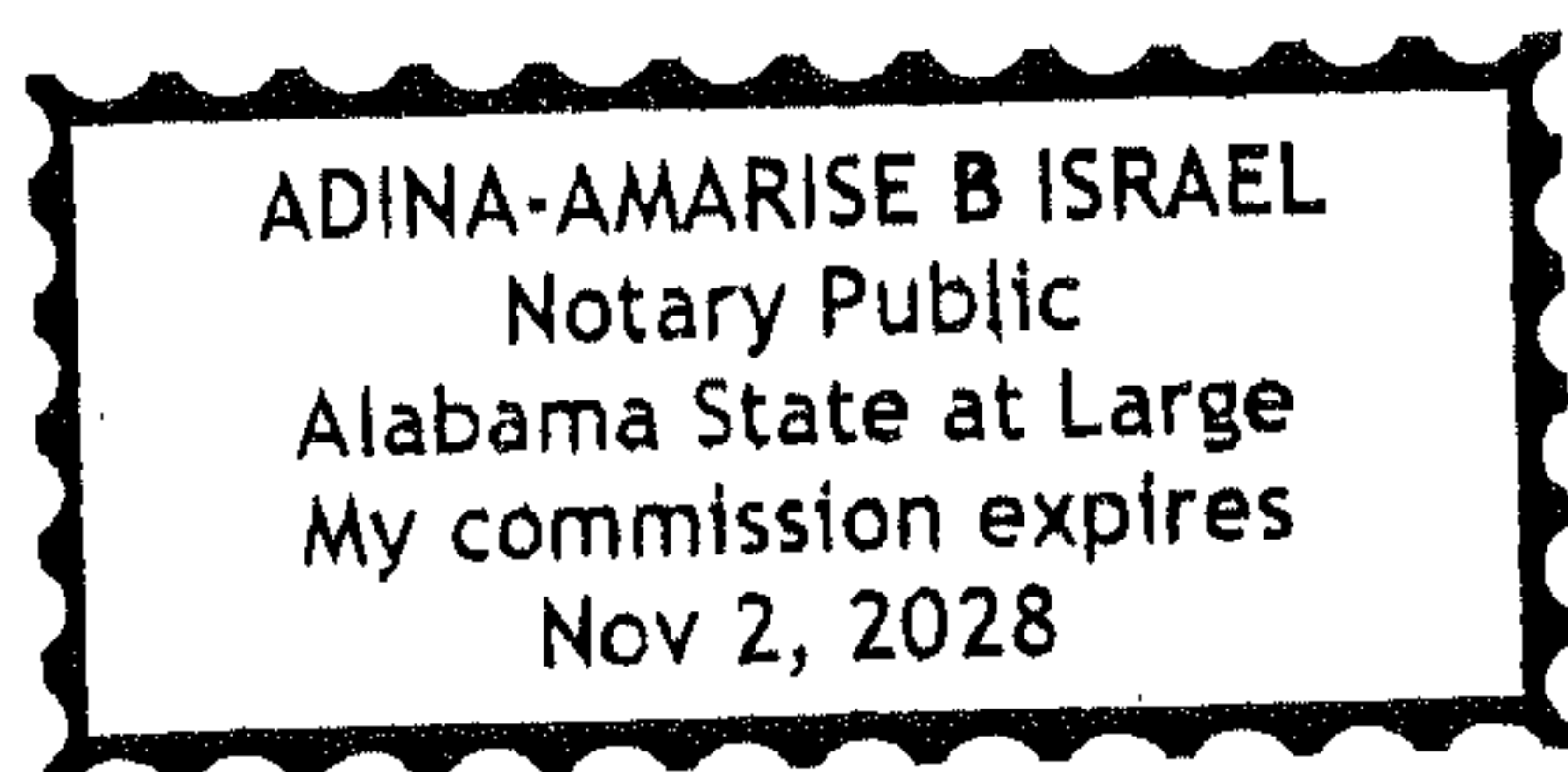
Jamie L Randolph
JAMIE L. RANDOLPH

STATE OF Alabama
COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify **DEREK D. RANDOLPH AND JAMIE L. RANDOLPH, AS 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 13th day of August, 2025.



[Signature]

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-02-2028

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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/21/2025 03:04:23 PM
 \$311.00 BRITTANI
 20250821000258150

Allen S. Bevil

Real Estate Sales Validation Form

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

Grantor's Name DEREK D. RANDOLPH AND JAMIE L. RANDOLPH
 Mailing Address 333 10TH ST NW
ALABASTER, AL 35007

Grantee's Name ARMM ASSET COMPANY 2 LLC
 Mailing Address 3903 S CONGRESS AVE #40298
AUSTIN, TX 78704

Property Address 244 WILLOW VIEW CIR
WILSONVILLE, AL 35186

Date of Sale 8/13/2025
 Total Purchase Price \$ 283,000.00

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 8/13/2025

Print ROB NEWMAN

☐ Unattested
 (verified by)

Sign *Rob Newman*
 (Grantor/Grantee/Owner/Agent) circle one