

WARRANTY DEED

State of Alabama

Send Tax Notice to: **ARMM ASSET COMPANY 2, LLC**
A DELAWARE LIMITED LIABILITY
COMPANY
3903 S CONGRESS AVE #40298
AUSTIN, TX 78704

Shelby County

Know all men by these presents:

That in consideration of THREE HUNDRED FIFTY ONE THOUSAND DOLLARS (\$351,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we **JOSHUA B. TEMPLETON, JOINED IN EXECUTION BY SPOUSE, KAYLEE TEMPLETON**, (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**, (herein referred to as grantee, whether one or more), The following real property lying and being in the County of Shelby, in the State of Alabama, to-wit:

LOT 50, ACCORDING TO THE SURVEY OF POLO CROSSINGS, SECTOR III, AS RECORDED IN MAP BOOK 47, PAGE 24A AND 24B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PROPERTY COMMONLY KNOWN AS: 817 HUNTINGTON TRACE, CHELSEA, AL 35043
PARCEL NO.: 09 6 23 4 001 017.000

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 I/We have hereunto set my/our hand(s) and seal(s), this 18th day of August, 2025.


JOSHUA B. TEMPLETON

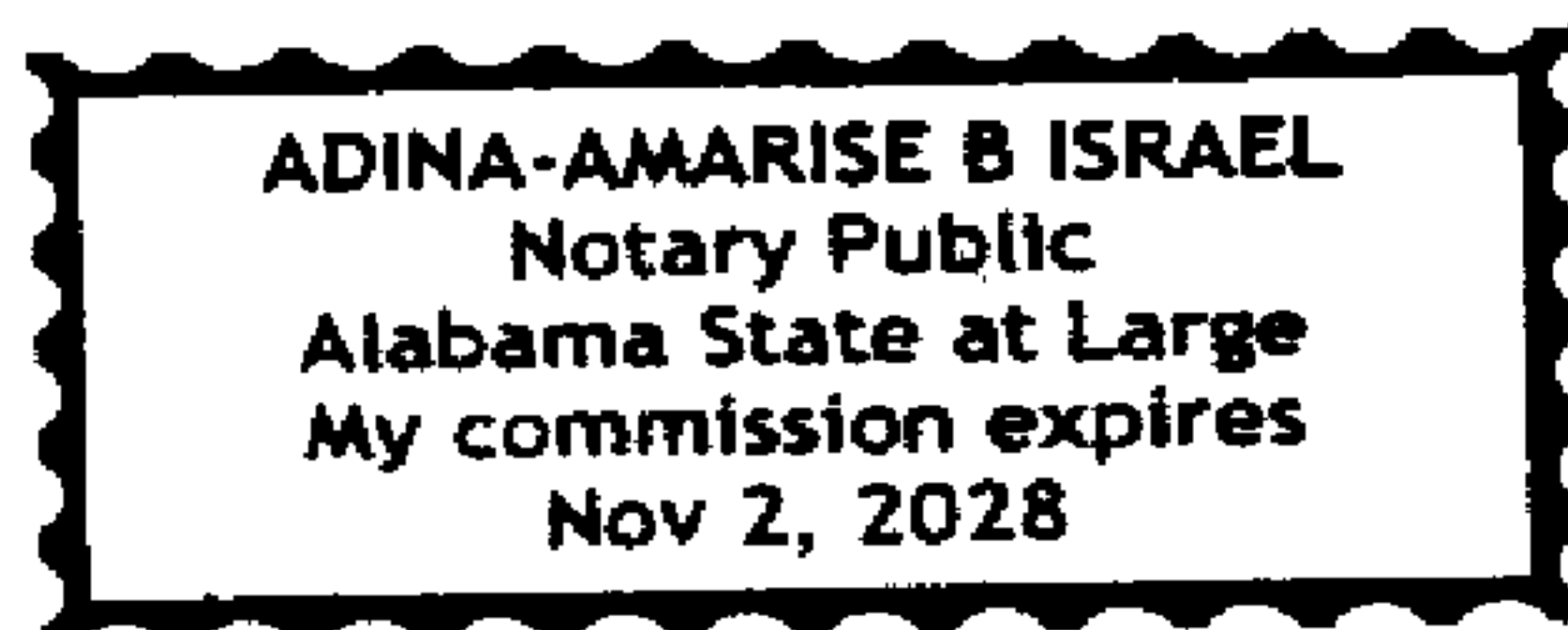

KAYLEE TEMPLETON

STATE OF Alabama
COUNTY Tuscaloosa

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that **JOSHUA B. TEMPLETON, JOINED IN EXECUTION BY SPOUSE, KAYLEE TEMPLETON** 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 18th day of August, 2025.




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

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

Grantor's Name JOSHUA B. TEMPLETON and
KAYLEE TEMPLETON
 Mailing Address _____
10808 SNOW DRIVE
NORTHPORT AL 35475

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

Property Address 817 HUNTINGTON TRACE
CHELSEA, AL 35(X3)

Date of Sale 8/18/2025
 Total Purchase Price \$ 351,000.00
 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 8/18/2025Print ROB NEWMAN☐ Unattested

Filed and Recorded
Official Public Records
 (verified by)
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/25/2025 08:10:42 AM
 \$379.00 JOANN
 20250825000259520

Sign Rob Newman

 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Alvin S. Bayl