

This Instrument Prepared By:
Kyle England, Esq. #5936-N872
SPAETH & DOYLE LLP
501 S. Cherry Street, Suite 700
Glendale, CO 80246

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Ten Thousand And No/100 DOLLARS (\$210,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged, **Rickey J. Hrabowskie**, an unmarried man (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto **ARMM Asset Company 2 LLC**, a Delaware limited liability company (herein referred to as GRANTEE), GRANTEE'S heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 7, ACCORDING TO THE SURVEY OF CAMDEN COVE WEST, SECTOR 3, PHASE 1, AS RECORDED IN MAP BOOK 35, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 304 Oakwell Cir, Calera, AL 35040
APN/Parcel ID: 28 4 17 1 003 002.000

This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, GRANTEE'S heirs and assigns FOREVER.

And GRANTOR does covenant with the said GRANTEE, GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, GRANTEE'S heirs and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, GRANTEE'S heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

As used herein, each gender shall include all genders, and the singular shall include the plural and the plural the singular as the context shall require.

IN WITNESS WHEREOF, GRANTOR have hereunto set the hands and seals below, this 4 day of September, 2025.

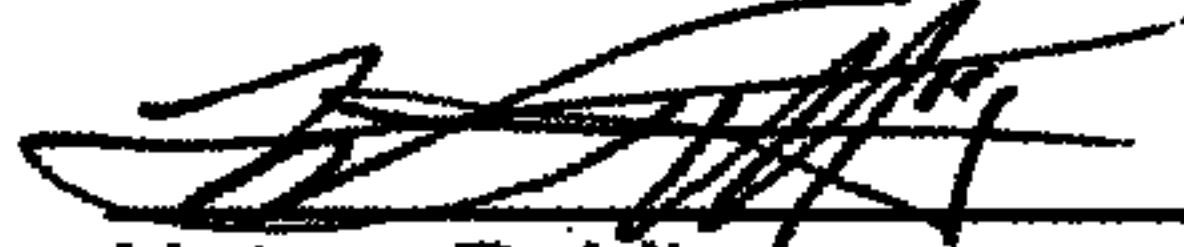
Rickey J. Hrabowskie

BY: Patrice Hrabowskie, as Attorney in fact
Patrice Hrabowskie, as Attorney in fact

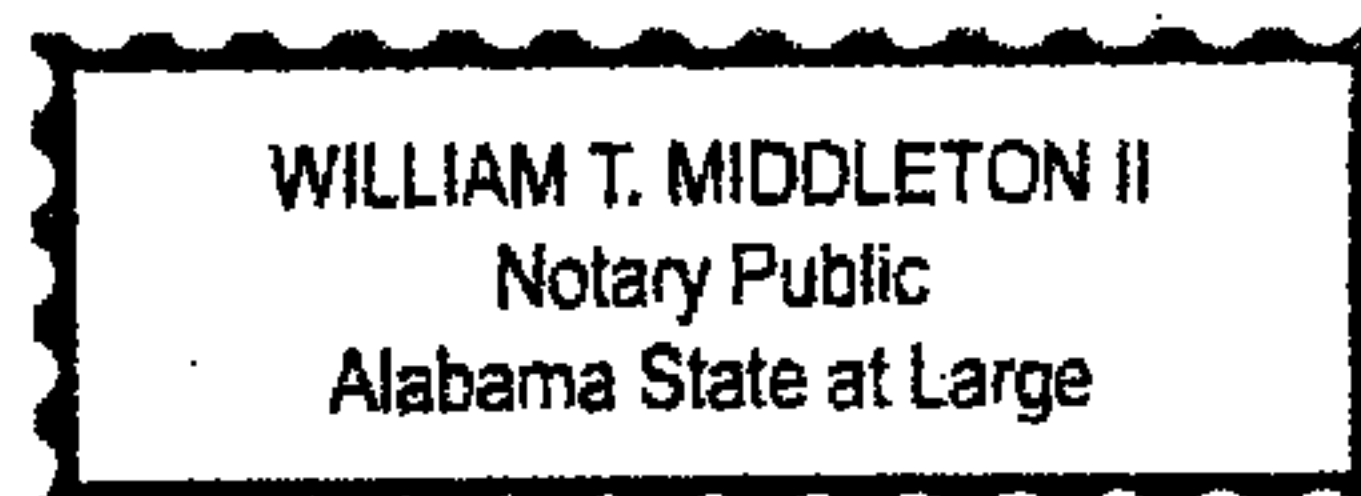
STATE OF Alabama

COUNTY OF SHELBY

I, William T. Middleton II, a Notary Public, do hereby certify that Patrice Hrabowskie as attorney in fact for Rickey J. Hrabowskie, whose name is 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, he executed the same voluntarily on the day the same bears date. Given under my hand this this 4 day of September, 2025



Notary Public William T. Middleton II
Witness my hand and official seal.
My Commission Expires: 7/1/2028



Grantor's Address: 716 Country View Ct., Birmingham, AL 35215
Grantee's Address: 3903 S Congress Ave, #40298, Austin, TX 78704
Property Address: 304 Oakwell Cir, Calera, AL 35040

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Rickey J. Hrabowski

Mailing Address: 304 Oakwell Cir
Calera, AL 35040

Property Address: 304 Oakwell Cir
Calera, AL 35040

Grantee's Name: ARMM Asset Company 2 LLC, a
Delaware limited liability company

Mailing Address: 3903 S Congress Ave
#40298
Austin, TX 78704

Date of Sale: September 5, 2025

Total Purchase Price: \$210,000.00

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).

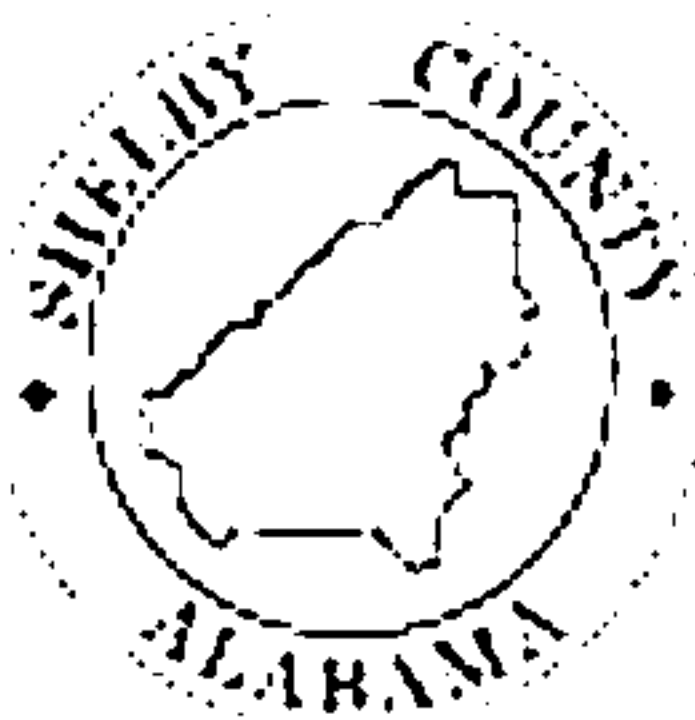
Date: September 4, 2025

Unattested Ali Hagman
(verified by)

Print: Patrice Hrabowski, as Attorney in fact

Sign: Patrice Hrabowski, as Attorney in fact
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2025 12:15:44 PM
\$238.00 CHARITY
20250916000283770

Ali S. Bayl