

## WARRANTY DEED

State of Alabama

Send Tax Notice to:

**ARMM ASSET COMPANY 2 LLC,**  
3903 S. Congress Avenue #40298,  
Austin, TX 78704

County of Shelby

Know all men by these presents:

That in consideration of TWO HUNDRED SEVENTY EIGHT THOUSAND DOLLARS (\$278,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, **WOODBIDGE OPPORTUNITY FUND, INC** (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 Avenue, #40298, Austin TX 78704 (herein referred to as grantee, whether one or more), the land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

**Lot 17, according to the Map of Lexington Parc, Sector 2, as recorded in Map Book 42, Page 28, re-recorded in Map Book 42, Page 29, in the Probate Office of Shelby County, Alabama.**

**COMMONLY KNOWN AS: 1064 Pilgrim Lane, Montevallo AL 35115**  
**TAX PARCEL ID: 27 1 02 0 005 041.000**

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 26 day of September, 2025.

WOODBIDGE OPPORTUNITY FUND, INC.

BY: William Dickson  
William Dickson *RV*

Its: President

STATE OF Michigan  
COUNTY Wayne

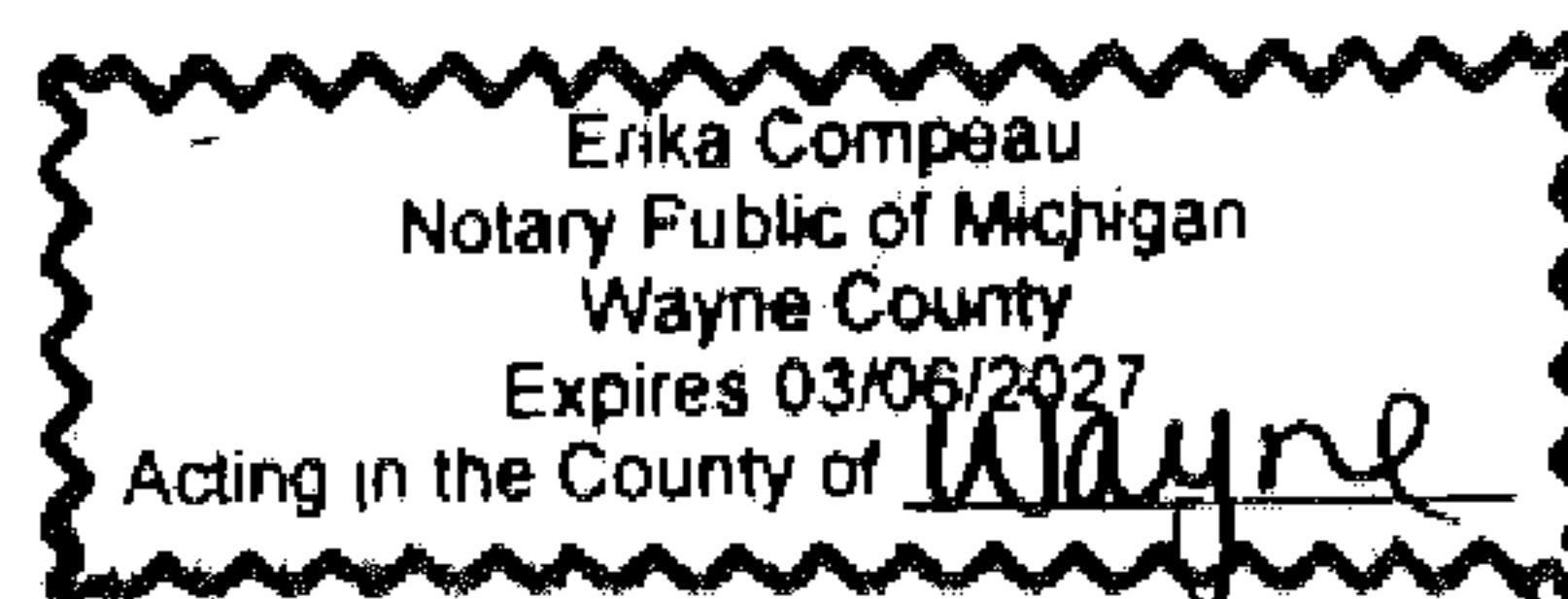
General Acknowledgment

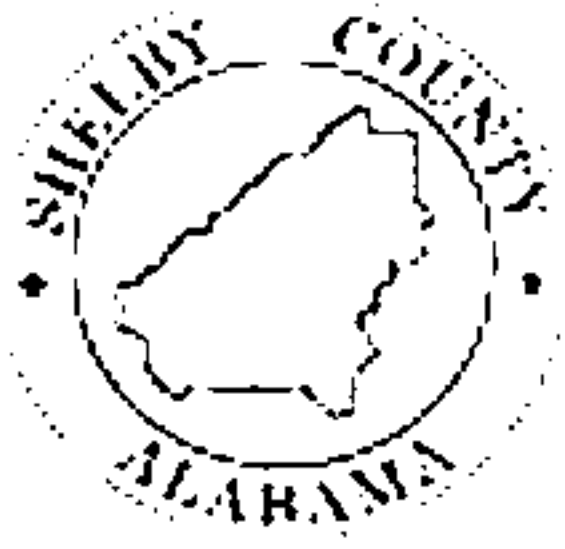
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that William Dickson, as President of **WOODBIDGE OPPORTUNITY FUND, INC.**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed 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 26 day of September, 2025.

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

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





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/30/2025 08:08:47 AM  
 \$306.00 JOANN  
 20250930000298100

*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 WOODBIDGE OPPORTUNITY FUND, INC  
 Mailing Address 1380 E. JEFFERSON AVENUE  
DETROIT MI 48207

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

Property Address 1064 PILGRIM LANE  
MONTEVALLO AL 35115

Date of Sale 09/26/2025  
 Total Purchase Price \$ 278,000.00

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 9/26/2025

Print MIKE KRIVOSKI

☐ Unattested

(verified by)

Sign Mike Krivoski

(Grantor/Grantee/Owner/Agent) circle one