

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:
George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

After recording, return to:
BCHH Title Company of Alabama, LLC
1500 Montgomery Highway, Suite 205
Birmingham, AL 35216
Attention: Jim Felouzis
412-465-3917, jfelouzis@bchhinc.com

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 9th day of October, 2025, is made and entered into by and between **ARMM Asset Company 2 LLC, a Delaware limited liability company**, whose forward mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("Grantor"), and **ARMM ASSETS 3 LLC, a Delaware limited liability company**, whose tax mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("Grantee").

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Shelby, in the State of Alabama, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 30th day of September, 2025.

GRANTOR:

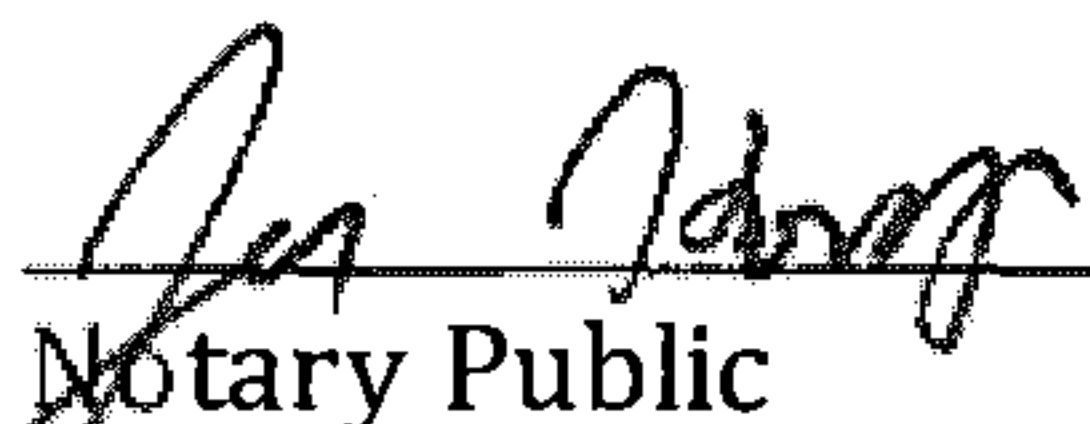
**ARMM ASSET COMPANY 2 LLC,
a Delaware limited liability company**

By: 
Name: Matthew McManus
Title: Vice President

STATE OF NEW YORK §
COUNTY OF NEW YORK §

The foregoing instrument was acknowledged before me this 30th day of September, 2025, by Matthew McManus, as Vice President of ARMM ASSET COMPANY 2 LLC, a Delaware limited liability company, who ☒ is personally known to me, or ☐ has produced _____, as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:


Notary Public

Commission Expires: 11/28/28

JAN KOWALCZYK
Notary Public, State of New York
No. 01KO6351216
Qualified in New York County
Commission Expires November 28, 2028

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 68, according to the amended plat of Chesser Plantation, phase 1, sector I, recorded in map Book 31, Page 21 A & B, in the probate office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20250107000007570

COMMONLY KNOWN AS: 100 Chesser Loop Rd, Chelsea, AL 35043

PARCEL ID: 098270002068000

TITLE FILE NO: 10003375-1

TRACT 2:

Lot 1, according to the Survey of Enclave Phase I, as recorded in Map Book 38 Page 1, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20240927000300760

COMMONLY KNOWN AS: 100 Enclave Ave, Calera, AL 35040

PARCEL ID: 351022002001000

TITLE FILE NO: 10002222-1

TRACT 3:

Lot 3, according to the Survey of THE GLADES, as recorded in Map Book 53, Page 22, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20240828000268050

COMMONLY KNOWN AS: 1016 Glades Ln, Calera, AL 35040

PARCEL ID: 285164004003000

TITLE FILE NO: 10001708-1

Exhibit "A"
Legal Description(s)

TRACT 4:

Lot 188, according to the Final plat of High Ridge Village Phase 7, as recorded in Map Book 31, Page 39, in the Probate office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20240628000194880

COMMONLY KNOWN AS: 106 Highview Cv, Pelham, AL 35124
PARCEL ID: 137252003041000
TITLE FILE NO: 10001683-1

TRACT 5:

Lot 6-09, 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.

SOURCE OF TITLE: Instrument No. 20250313000074940

COMMONLY KNOWN AS: 1073 Crawford Ct, Chelsea, AL 35043
PARCEL ID: 097364002009000
TITLE FILE NO: 10003719-1

TRACT 6:

Lot 1521, Chelsea Park, 15th addition, according to the Map or Plat thereof, recorded in Plat Book 50, Page(s) 62A and 62B, in the office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20250421000117520

COMMONLY KNOWN AS: 1080 Park View Dr, Chelsea, AL 35043
PARCEL ID: 089293002014000
TITLE FILE NO: 10004232-1

Exhibit "A"
Legal Description(s)

TRACT 7:

Lot 18, according to the Amended Survey of the Meadows Plat 1, as recorded in Map Book 19, Page 10, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20240725000228490

COMMONLY KNOWN AS: 113 Jasmine Dr, Alabaster, AL 35007
PARCEL ID: 089293002014000
TITLE FILE NO: 10001556-1

TRACT 8:

Lot 131, according to the map and survey of phase one, Hidden Creek III, as recorded in Map Book 26, Page 13, in the probate office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20250318000080380

COMMONLY KNOWN AS: 115 Hidden Creek Pkwy, Pelham, AL 35124
PARCEL ID: 136134004020000
TITLE FILE NO: 10003926-1

TRACT 9:

Lot 21, Block 8, according to the Survey of Bermuda Lake Estates, First Sector, as recorded in Map Book 9, Page 98, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20241030000339360

COMMONLY KNOWN AS: 117 Pebble Ln, Alabaster, AL 35007
PARCEL ID: 232034001046103
TITLE FILE NO: 10002430-1

Exhibit "A"
Legal Description(s)

TRACT 10:

Lot 133, according to the Final Plat for the Villages of Westover Sector 1, as recorded in Map Book 39, page 9A & 9 B, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20240909000279180

COMMONLY KNOWN AS: 124 Love Ln, Sterrett, AL 35147
PARCEL ID: 089321002132000
TITLE FILE NO: 10001677-1

TRACT 11:

Lot 7, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137 in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20250311000073280

COMMONLY KNOWN AS: 125 Weeping Cir, Wilsonville, AL 35186
PARCEL ID: 088333002007000
TITLE FILE NO: 10003755-1

TRACT 12:

Lot 7, in Block 1, according to the Survey of Meadowlark, as recorded in Map Book 7, Page 98, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20241018000327850

COMMONLY KNOWN AS: 1306 Bunting Dr, Alabaster, AL 35007
PARCEL ID: 137263002015082
TITLE FILE NO: 10002495-1

Exhibit "A"
Legal Description(s)

TRACT 13:

Lot 116, according to the Survey of Camden Cove West Sector 3, Phase 2, as recorded in Map Book 35, Page 15, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20250218000047590

COMMONLY KNOWN AS: 134 Ashby St, Calera, AL 35040
PARCEL ID: 284171003037000
TITLE FILE NO: 10003511-1

TRACT 14:

Lot 68, according to the Survey of the Meadows at Meriweather Phase 1, Second Addition, as recorded in Map Book 34, Page 92, in the Probate office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20241009000317640

COMMONLY KNOWN AS: 138 Merimeadows Drive, Calera, AL 35040
PARCEL ID: 284200000107000
TITLE FILE NO: 10002373-1

TRACT 15:

Lot 136, According to the amended Map of Cottages at Chesser, Phase II, as recorded in Map Book 38, Page 49 in the probate office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20240904000274460

COMMONLY KNOWN AS: 166 Chesser Loop Rd, Chelsea, AL 35043
PARCEL ID: 098270006042000
TITLE FILE NO: 10002220-1

Exhibit "A"
Legal Description(s)

TRACT 16:

Lot No. 105, according to the Final Plat of Stonecreek Phase 1, as recorded in Map Book 32, Page 92, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20250416000112790

COMMONLY KNOWN AS: 181 Creekstone Trl, Calera, AL 35040
PARCEL ID: 283060002026000
TITLE FILE NO: 10004237-1

TRACT 17:

Lot 27, according to the survey of Ironwood, as recorded in Map Book 32, Page 88, in the Probate office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20250501000130450

COMMONLY KNOWN AS: 181 Reese Dr, Alabaster, AL 35007
PARCEL ID: 137363003027000
TITLE FILE NO: 10004415-1

TRACT 18:

Lot 282, according to the Plat of the village at Polo Crossings, Sector II, as recorded in Map Book 49, Page 3, in the probate office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20240828000268650

COMMONLY KNOWN AS: 201 Belmont Way, Chelsea, AL 35043
PARCEL ID: 097261003140000
TITLE FILE NO: 10001703-1

Exhibit "A"
Legal Description(s)

TRACT 19:

Lot 177, according to the plat of OLD IVY SUBDIVISION, PHASE I, being a resurvey of portions of Lots 22-32 Tract Fifty One Subdivision, Parcel "B", recorded in Map Book 11, Page 26, all situated in the Southwest 1/4 of Section 14 and the Northwest 1/4 of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 35, Page 43A And 43B, and as amended in the amended map of Old Ivy Subdivision, Phase 1, recorded in Map Book 36, Page 5A And 5B, in the office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20240726000230350

COMMONLY KNOWN AS: 201 Ivy Hills Cir, Calera, AL 35040
PARCEL ID: 286140000003032
TITLE FILE NO: 10001712-1

TRACT 20:

Lots 234, according to the Final Plat of Shiloh Creek, Phase II, Sector I, a residential subdivision, as recorded in Map Book 52, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20240612000174140

COMMONLY KNOWN AS: 204 Creek Run Way, Calera, AL 35040
PARCEL ID: 352100002010000
TITLE FILE NO: 10001542-1

TRACT 21:

Lots 93, according to the Final Plat of Shiloh Creek, Phase II, Sector I, a residential subdivision, as recorded in Map Book 52, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20240528000156030

COMMONLY KNOWN AS: 207 Creek Run Way, Calera, AL 35040
PARCEL ID: 352100002043000
TITLE FILE NO: 10001379-1

Exhibit "A"
Legal Description(s)

TRACT 22:

Lot 191, according to the Final Plat Stonecreek Phase 4, as recorded in Map Book 37, Page 44, in the probate office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20240613000176180

COMMONLY KNOWN AS: 211 Moss Stone Lane, Calera, AL 35040
PARCEL ID: 283060005042000
TITLE FILE NO: 10001422-1

TRACT 23:

Lot 41, Polo Crossing Sector IV, according to Map Book 49. Page 2, in the probate office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20241213000381940

COMMONLY KNOWN AS: 224 Polo Field Way, Chelsea, AL 35043
PARCEL ID: 096234001054000
TITLE FILE NO: 10003248-1

TRACT 24:

Lot 44, according to the Survey of Chesser Reserve, Phase II, as recorded in Map Book 46, Page 20, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20240815000254640

COMMONLY KNOWN AS: 225 Chesser Reserve Dr, Chelsea, AL 35043
PARCEL ID: 098270008044000
TITLE FILE NO: 10002008-1

Exhibit "A"
Legal Description(s)

TRACT 25:

Lot 1772, according to plat of Chelsea Park 17th Sector, recorded in Map Book 54, Pages 23A and 23B, of the Probate office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20250402000097650

COMMONLY KNOWN AS: 258 Chelsea Park Rd, Chelsea, AL 35043
PARCEL ID: 089304004042000
TITLE FILE NO: 10004153-1

TRACT 26:

Lot 76, according to the Final Plat of Shiloh Creek, Phase II, Sector I, a Residential Subdivision, as recorded in Map Book 52, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20250107000007820

COMMONLY KNOWN AS: 279 Creek Run Way, Calera, AL 35040
PARCEL ID: 352100002026000
TITLE FILE NO: 10003406-1

TRACT 27:

Lot 4, according to the Map of Ironwood, First Addition, as recorded in Map Book 32, Page 89, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20250224000054010

COMMONLY KNOWN AS: 301 Park Rd, Alabaster, AL 35007
PARCEL ID: 137363003067000
TITLE FILE NO: 10003748-1

Exhibit "A"
Legal Description(s)

TRACT 28:

Lot 132, according to the Survey of Final Plat Shiloh Creek Sector One Plat II, as recorded in Map Book 42, Page 43, in the Probate office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20250305000065470

COMMONLY KNOWN AS: 304 Creek Run Cir, Calera, AL 35040
PARCEL ID: 351110001003027
TITLE FILE NO: 10003853-1

TRACT 29:

Lot 83 according to the Map of the Lakes at Hidden Forest Phase 4, as recorded Map Book 53, Page 29A, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20250319000081430

COMMONLY KNOWN AS: 307 Hidden Ct, Montevallo, AL 35115
PARCEL ID: 237350009061000
TITLE FILE NO: 10003758-1

TRACT 30:

Lot 146, according to the Survey of Polo Crossings, Sector I, as recorded in Map Book 39, page 41 in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20250107000008040

COMMONLY KNOWN AS: 319 Polo Court, Chelsea, AL 35043
PARCEL ID: 097261002049000
TITLE FILE NO: 10003429-1

Exhibit "A"
Legal Description(s)

TRACT 31:

Lot 1572, according to the plat of Chelsea Park 15th sector, recorded in Map Book 50, Pages 62 A and 62 B, of the probate office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20250305000065190

COMMONLY KNOWN AS: 4056 Park Cove Way, Chelsea, AL 35043
PARCEL ID: 089304002001000
TITLE FILE NO: 10003682-1

TRACT 32:

Lot 1715, according to plat of Chelsea Park 17th sector, recorded in Map Book 54, Pages 23A and 23B, of the probate office of Shelby County, Alabama. Mineral and mining rights excepted.

SOURCE OF TITLE: Instrument No. 20250325000089220

COMMONLY KNOWN AS: 441 Crossbridge Rd, Chelsea, AL 35043
PARCEL ID: 089311009007000
TITLE FILE NO: 10003931-1

TRACT 33:

Lot 5, according to the Survey of Final Plat of Stone Creek Phase 5 Plat One Lake Sector, as recorded in Map Book 39, Page 22, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20250606000174810

COMMONLY KNOWN AS: 4971 Stonecreek Way, Calera, AL 35040
PARCEL ID: 283060006005000
TITLE FILE NO: 10004736-1

Exhibit "A"
Legal Description(s)

TRACT 34:

Lot 40, according to the survey of Chesser Reserve, Phase II, as recorded in Map Book 46, Page 20, in the probate office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20240829000270030

COMMONLY KNOWN AS: 501 Chesser Reserve Way, Chelsea, AL 35043
PARCEL ID: 098270008040000
TITLE FILE NO: 10001818-1

TRACT 35:

Lot 17, according to the survey of the Village at Stonehaven, Phase I, as recorded in Map Book 25, Page 119, in the probate office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20250407000102170

COMMONLY KNOWN AS: 513 Walker Rd, Pelham, AL 35124
PARCEL ID: 136234008017000
TITLE FILE NO: 10004176-1

TRACT 36:

Lot 83, according to the map and survey of Polo Crossings Sector III, as recorded in Map Book 47, Page 24A and 24B, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20250331000094750

COMMONLY KNOWN AS: 728 Mallet Way, Chelsea, AL 35043
PARCEL ID: 096234001032000
TITLE FILE NO: 10004141-1

Exhibit "A"
Legal Description(s)

TRACT 37:

Lot 5, in the Meadows at Meriweather, phase 1, as recorded in Map Book 33, Page 69, in the probate office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20240325000079410

COMMONLY KNOWN AS: 879 Meriweather Dr, Calera, AL 35040
PARCEL ID: 284200000076000
TITLE FILE NO: 10000952-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (100 CHESSER LOOP RD, CHELSEA, AL 35043) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 31, Page 21 A & B.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Reception No. 2002-10788; Instrument No. 20040815000322690 and 20040414000194380.

AS TO TRACT 2 (100 ENCLAVE AVE, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 38, Page 1.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No. 20061129000577080 and 20100303000062500.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 197, Page 259 and Instrument No. 20060815000396460.

AS TO TRACT 3 (1016 GLADES LN, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 53, Page 22.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No. 20080407000139980.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 4 (106 HIGHVIEW CV, PELHAM, AL 35124) ONLY:

- (1) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No's. 20030522000318000, 20030522000318010 and 20040224000094790.
- (2) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 102, Page 202; Book 108, Page 337; Book 102, Page 200; Book 187, Page 53 and Book 187, Page 61
- (3) Oil, gas and/or mineral right(s) and/or reservation(s) as set forth in instrument(s) recorded at Book 93, Page 861; Book 258, Page 811; Book 275, Page 41; Book 291, Page 887; Book 116, Page 797; Book 119, Page 83; Book 224, Page 517, Book 245, Page 600, Book 245, Page 602 and Book 245, Page 604. The Company makes no representation as to the present ownership of such interest(s).

AS TO TRACT 5 (1073 CRAWFORD CT, CHELSEA, AL 35043) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 37, Page 13.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No's. 20041014000566950, 20041014000566970 and 20060720000351160.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Instrument No. 20040816000457750.

AS TO TRACT 6 (1080 PARK VIEW DR, CHELSEA, AL 35043) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 50, Page 62 A and 62 B.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No. 2004101400566970; 20050425000195430; 2006122900634370; 20060920000468120; 2006110800548430; 20070831000411450; 2020032400016900; 20170728000271000; 20190617000212480; 20200205000049510; 20210524000253520; 20221003000376740; 20220909000351860 and 20231005000297900.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 7 (113 JASMINE DR, ALABASTER, AL 35007) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 19, Page 10.

AS TO TRACT 8 (115 HIDDEN CREEK PKWY, PELHAM, AL 35124) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 26, Page 13.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No. 19980129000030741; 19980623000232291; 19990112000015681; 200000317000085671; 20001129000410831; 19980129000030751; 19980129000030771 and 20011002000425411.

AS TO TRACT 9 (117 PEBBLE LN, ALABASTER, AL 35007) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9, Page 98.

AS TO TRACT 10 (124 LOVE LN, STERRETT, AL 35147) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 39, Page 9-A and 9-B.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No's. 20080109000013350 and 20070927000454700.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Instrument No's. 20061023000454770 and 20070517000229750.
- (4) Oil, gas and/or mineral right(s) and/or reservation(s) as set forth in instrument(s) recorded at Instrument No's. 20060329000146670 and 20060329000146680. The Company makes no representation as to the present ownership of such interest(s).

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 11 (125 WEEPING CIR, WILSONVILLE, AL 35186) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Instrument No. 20070718000337310.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No's. 20070725000346410 and 20071023000490210.

AS TO TRACT 12 (1306 BUNTING DR, ALABASTER, AL 35007) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 7, Page 98.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 28, Page 14.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 271, Page 715; Book 293, Page 334; Book 317, Page 272; Book 317, Page 272 and Book 320, Page 887.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 55, Page 454.

AS TO TRACT 13 (134 ASHBY ST, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 35, Page 15.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No.: 20040908000499580.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 35, Page 15.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 14 (138 MERIMEADOWS DRIVE, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Instrument No. 20050202000052990.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No's. 2005027000060630 and 20041020000578770.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 132, Page 164; Book 200 Page 463; Book 349, Page 429; Instrument No's. 2001-9965; 20040910000506040; 20040910000506050 and 20040629000354890.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 111, Page 482; Book 123, Page 50; Book 148, Page 284 and Book 101, Page 557.
- (5) Oil, gas and/or mineral right(s) and/or reservation(s) as set forth in instrument(s) recorded at Instrument No. 2000-16364. The Company makes no representation as to the present ownership of such interest(s).

AS TO TRACT 15 (166 CHESSER LOOP RD, CHELSEA, AL 35043) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 38, Page 49.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No's. 20040511000248910; 20091008000381600 and 2012012400002810.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 38, Page 49.

AS TO TRACT 16 (181 CREEKSTONE TRL, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 32, Page 92.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No. 20031218000815660.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 17 (181 REESE DR, ALABASTER, AL 35007) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 32, Page 88.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No's. 20031229000824810; 20041013000566670 and 20040102000000250.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Instrument No. 20050316000116940.

AS TO TRACT 18 (201 BELMONT WAY, CHELSEA, AL 35043) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 49, Page 3.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No's. 20071008000469200 and 20170208000047870.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 49, Page 3.

AS TO TRACT 19 (201 IVY HILLS CIR, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 11, Page 26 and Instrument No. 19870713090222879.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No's. 20051104000574530; 20120504000157040 and 20130225000076720.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 11, Page 26; Book 121, Page 464; Book 188, Page 43 and Book 80, Page 19 and Instrument No. 19870713090222879.
- (4) Oil, gas and/or mineral right(s) and/or reservation(s) as set forth in instrument(s) recorded at Book 114, Page 193 and Book 144, Page 196 and Instrument No(s). 20050815000418520. The Company makes no representation as to the present ownership of such interest(s).

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 20 (204 CREEK RUN WAY, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 52, Page 80.

AS TO TRACT 21 (207 CREEK RUN WAY, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 52, Page 80.

AS TO TRACT 22 (211 MOSS STONE LANE, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 37, Page 44.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No. 20031218000815660.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Instrument No's. 20050801000385540 and 20060630000315140.

AS TO TRACT 23 (224 POLO FIELD WAY, CHELSEA, AL 35043) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 47, Page 24A and 24B.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No. 20071008000469200.

AS TO TRACT 24 (225 CHESSER RESERVE DR, CHELSEA, AL 35043) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 46, Page 20.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No. 20070710000325070; 20140630000197500 and 20161114000417970.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 25 (258 CHELSEA PARK RD, CHELSEA, AL 35043) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 54, Page 23A.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No. 20041014000566950 and 20210524000253520.

AS TO TRACT 26 (279 CREEK RUN WAY, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 52, Page 80.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No. 2007083100413640; 20070907000422020; 20110301000068680 and 20191113000420930.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Instrument No's. 20070817000388910; 20060414000173990; 20061212000601010; 19860122000022660; 20080829000346760; Book 98, Page 77; Book 121, Page 359; Book 136; Page 292 and Book 58, Page 274.
- (4) Oil, gas and/or mineral right(s) and/or reservation(s) as set forth in instrument(s) recorded at Book 121, Page 175. The Company makes no representation as to the present ownership of such interest(s).

AS TO TRACT 27 (301 PARK RD, ALABASTER, AL 35007) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 32, Page 89.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No's. 20031229000824810 and 20040113000566670.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 28 (304 CREEK RUN CIR, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 42, Page 43.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No. 20120828000323840 and 20110301000068680.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 42, Page 43.

AS TO TRACT 29 (307 HIDDEN CT, MONTEVALLO, AL 35115) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 53, Page 29A.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No. 20190517000170760 and 20201006000453090.

AS TO TRACT 30 (319 POLO COURT, CHELSEA, AL 35043) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 39, Page 41.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No. 20071008000469200; 20080512000192610; 20100325000086330; 20100618000195550; 20160503000147290; 20170208000047870; 20180129000029900; 20190208000042250; 20090519000188330; 20090519000188330 and 20071008000469190.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Instrument No's. 20090903000340190 and 20070418000180080.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Instrument No. 20121102000422260.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 31 (4056 PARK COVE WAY, CHELSEA, AL 35043) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 50, Pages 62 A and 62 B.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No's. 20041014000566950 and 20190617000212480.

AS TO TRACT 32 (441 CROSSBRIDGE RD, CHELSEA, AL 35043) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 54, Page 23A
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No. 20041014000566950 and 20210524000253520.

AS TO TRACT 33 (4971 STONECREEK WAY, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 39, Page 22.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument Number 20031218000815660.

AS TO TRACT 34 (501 CHESSER RESERVE WAY, CHELSEA, AL 35043) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 46, Page 20.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument Number 20031218000815660.

AS TO TRACT 35 (513 WALKER RD, PELHAM, AL 35124) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 25, Page 119.
- (2) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 25, Page 119.

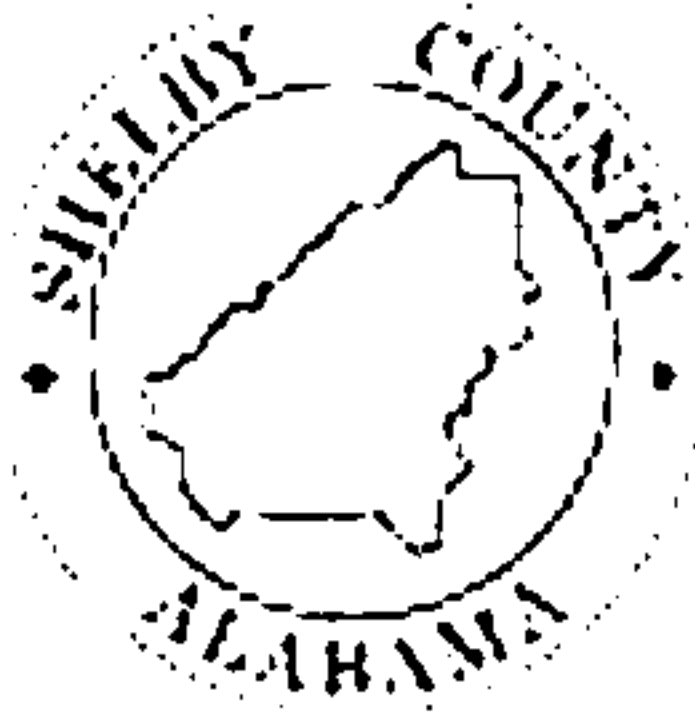
Exhibit "B"
Permitted Exception(s)

AS TO TRACT 36 (728 MALLET WAY, CHELSEA, AL 35043) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 47, Page 24A.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No's. 20071008000469200; 20080512000192610; 20100325000086330; 20100618000195550; 20170208000047870 and 200903000340190.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Instrument No's. 20070418000180080 and 20090903000340190.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Instrument No. 2012110000422260.

AS TO TRACT 37 (879 MERIWEATHER DR, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 33, Page 69 and Instrument No. 20040601000289430.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No. 20040610000314710.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 33, Page 69 and Instrument No. 20040601000289430.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Instrument No's. 20040629000354890 and 20040910000506050.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/14/2025 08:42:14 AM
 \$248.00 KELSEY
 20251014000315920

Allen S. Beryl

Real Estate Sales Validation Form

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

Grantor's Name ARMM Asset Company 2 LLC
 Mailing Address 401 Congress Avenue, 33rd Floor,
Austin, TX 78701

Grantee's Name ARMM ASSETS 3 LLC
 Mailing Address 401 Congress Avenue, 33rd Floor,
Austin, TX 78701

Property Address PLEASE SEE EXHIBIT "A"

Date of Sale 10/9/2025
 Total Purchase Price \$ 10,166,000.00
 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 10/9/2025

Print MIKE KRIVOSKI

☐ Unattested

Sign Mike Krivoski

(verified by)

(Grantor/Grantee/Owner **Agent**) circle one