

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 Thousand And No/100 DOLLARS (\$200,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged, **Eva Yvonne Byrd, formerly known as Eva Byrd Goldsmith, a married woman, joined by non-titled spouse Johnny Lee Williams Jr.** (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:

LOT 146, ACCORDING TO THE FINAL PLAT OF WATERSTONE PHASE 5, AS RECORDED IN MAP BOOK 49, PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 204 Leonards Ct, Montevallo, AL 35115  
APN/Parcel ID: 28 3 06 0 013 044.000

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 29 day of December, 2025.

Eva Yvonne Byrd formerly known as Eva Byrd Goldsmith

Eva Yvonne Byrd formerly known as Eva Byrd Goldsmith

Johnny Lee Williams Jr.

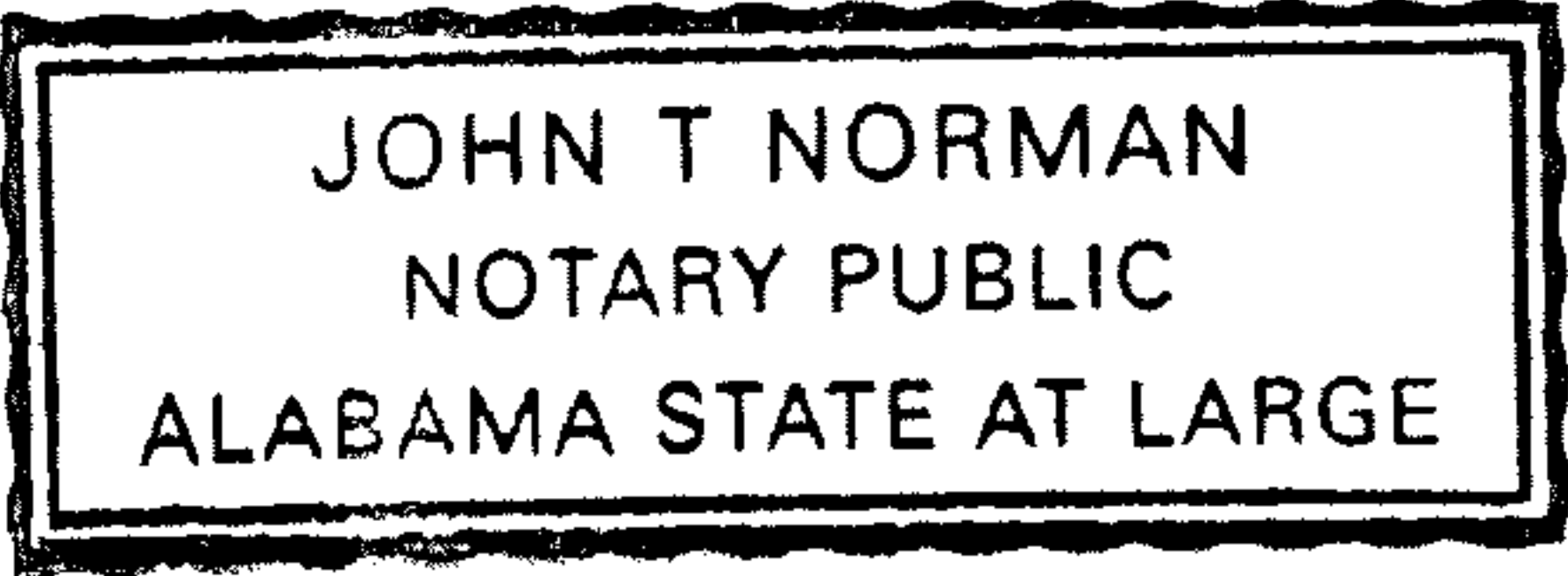
Johnny Lee Williams Jr., spouse

STATE OF Alabama

COUNTY OF Shelby

I, John T Norman, a Notary Public, do hereby certify that Eva Yvonne Byrd formerly known as Eva Byrd Goldsmith and Johnny Lee Williams Jr., spouse, 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 29<sup>th</sup> day of December, 2025

John T. Norman  
Notary Public  
Witness my hand and official seal.  
My Commission Expires: 1/3/2027



Grantor's Address: 1758 Jefferson Avenue, SW, Birmingham, AL 35211  
Grantee's Address: 3903 S Congress Ave, #40298, Austin, TX 78704  
Property Address: 204 Leonards Ct, Montevallo, AL 35115



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/05/2026 08:04:10 AM  
\$226.00 KELSEY  
20260105000002170

Allie S. Byrd