

## WARRANTY DEED

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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 ONE HUNDRED SEVENTY FIVE THOUSAND DOLLARS (\$175,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Malcolm S. McLeod, as Personal Representative of the Arlen Fay Hoffman, Jr, Case No. PR-2025-002526** (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 5001 Plaza on The Lake, Suite 200, Austin, TX 78746 (herein referred to as grantee, whether one or more), the following described lots or parcels of land lying and being situated in the County of Shelby, State of Alabama, to-wit:

**Lot 42, according to the Survey of Waterford Village, Sector 4, as recorded in Map Book 33, Page 86, in the Probate Office of Shelby County, Alabama.**

**Property Commonly known as: 269 Village Drive, Calera, AL 35040**  
**Parcel ID: 22 7 35 2 002 114.000**

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (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 16 day of January, 2025-2026

  
PR

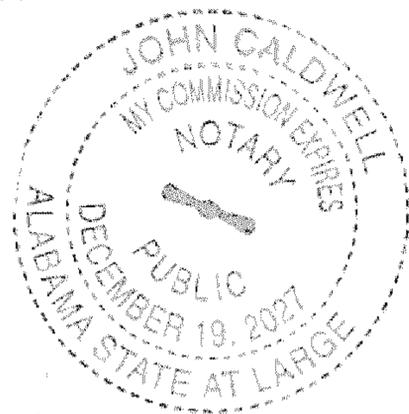
**Malcolm S. McLeod, as Personal Representative  
of the Arlen Fay Hoffman, Jr, Case No. PR-  
2025-002526**

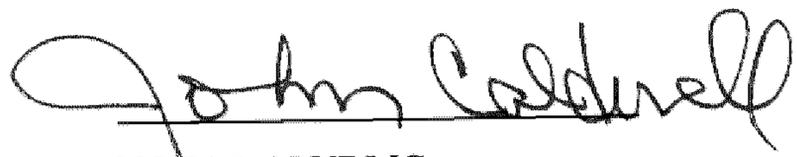
STATE OF Alabama  
COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify **Malcolm S. McLeod, as Personal Representative of the Arlen Fay Hoffman, Jr, Case No. PR-2025-002526** 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 16 day of January, 2026





NOTARY PUBLIC

MY COMMISSION EXPIRES:

JOHN CALDWELL  
My Commission Expires  
12/19/2027

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/23/2026 08:27:06 AM  
\$203.00 PAYGE  
20260123000020720

*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 ESTATE OF ARLEN FAY HOFFMAN, JR., BY MALCOLM S. MCLEOD, PR  
Mailing Address 100 Carl Brashear Dr. #14  
Bayonne NJ 07002

Grantee's Name ARMM ASSET COMPANY 2 LLC, A DELAWARE LIMITED LIABILITY COMPANY  
Mailing Address 3903 S CONGRESS AVE #40298  
Austin, TX 78704

Property Address 269 Village Drive  
Calera, AL 35040

Date of Sale 1/16/2026  
Total Purchase Price \$ 175,000.00  
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 1/16/2026

Print ROB NEWMAN

Unattested \_\_\_\_\_  
(verified by)

Sign Rob Newman  
(Grantor/Grantee/Owner/Agent) circle one

