

20210930000476300
09/30/2021 08:03:54 AM
DEEDS 1/3

SEND TAX NOTICE TO:
Pagaya Smartresi F1 Fund Property Owner
III LLC
90 Park Avenue
New York NY 10016

This instrument was prepared by
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

Limited Liability Company Warranty Deed

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Fifteen Thousand Four Hundred Sixty Six dollars & no cents (\$315,466.)** to the undersigned grantor, **Pagaya Smartresi F1 Fund Property Owner, LLC**, A Limited Liability Company, in hand paid by **Pagaya Smartresi F1 Fund Property Owner III LLC** hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in **Shelby County, Alabama**, towit:

LOT 32, GOLDEN MEADOWS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 38, PAGE 80, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

Subject to:
Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 38, Page 80.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

Ordinance No. 06-A02 by instrument recorded in Document # 20060228000093650, in the office of the Judge of Probate of Shelby County, Alabama.

Easement/Right of Way granted to Alabama Power Company as recorded in Deed Book 123, Page 416.

Easement to Alabama Power Company as recorded in Document #20061212000601820 and Document #20061212000601630.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book Document #20080204000043720.

TO HAVE AND TO HOLD To the said Grantee(s) his/her/their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee(s) his/her/their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Member(s), who is authorized to execute this conveyance, has hereto set their signature(s) and seal, this **September 24, 2021**.

Pagaya Smartresi F1 Fund Property Owner, LLC

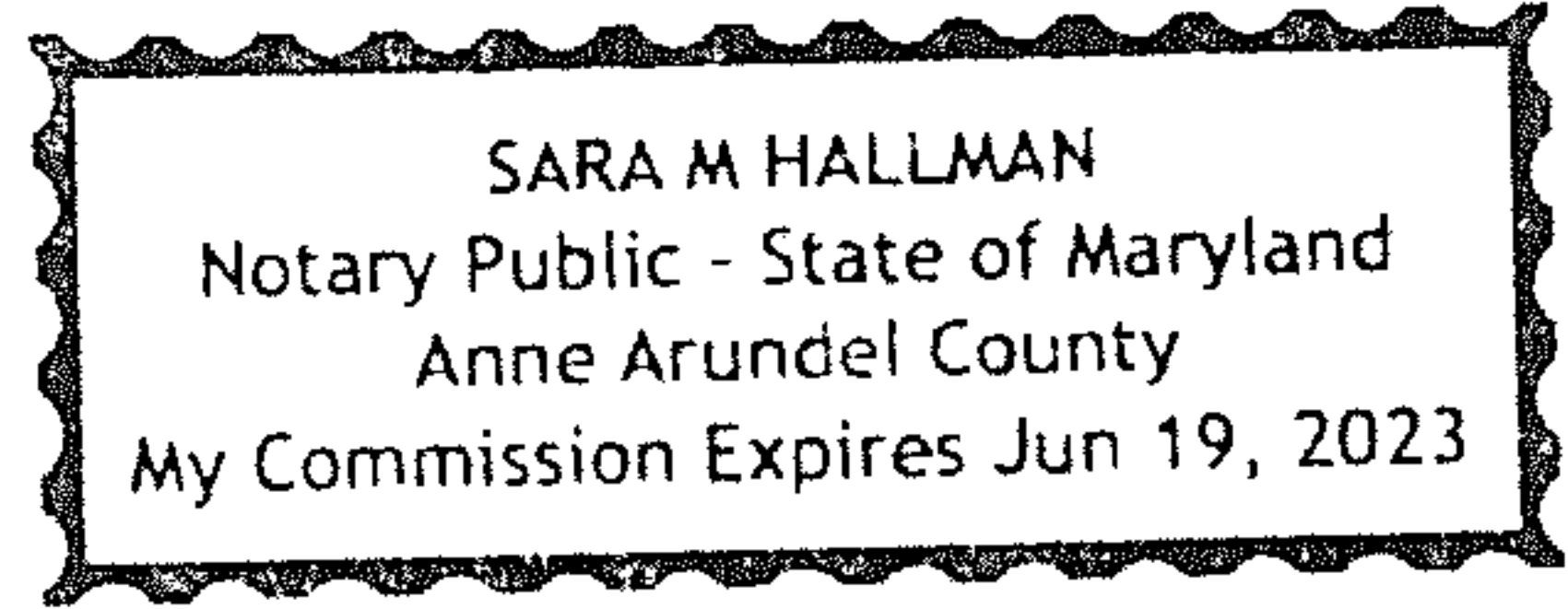
By: *Tine K.H. Dickey* Seal
Tine K.H. Dickey
Authorized Signer

STATE OF Maryland
COUNTY OF Anne Arundel

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Tine K.H. Dickey** whose name as Authorized Signer, of **Pagaya Smartresi F1 Fund Property Owner LLC**, a Limited Liability Company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company.
Given under my hand and official seal this 24th day of September, 2021.

Notary Public.
(Seal)

My Commission Expires: *6/19/2023*



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Pagaya Smartresi F1 Fund Property Owner, LLC
Grantee's Name Pagaya Smartresi F1 Fund Property Owner III LLC
Mailing Address 90 Park Ave New York NY 10016
Property Address 313 Golden Meadows Pl Alabaster, Alabama 35007
Date of Sale 09/24/2021
Total Purchase Price \$315,466.00
Actual Value
Assessor's Market Value

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
[X] Sales Contract
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.

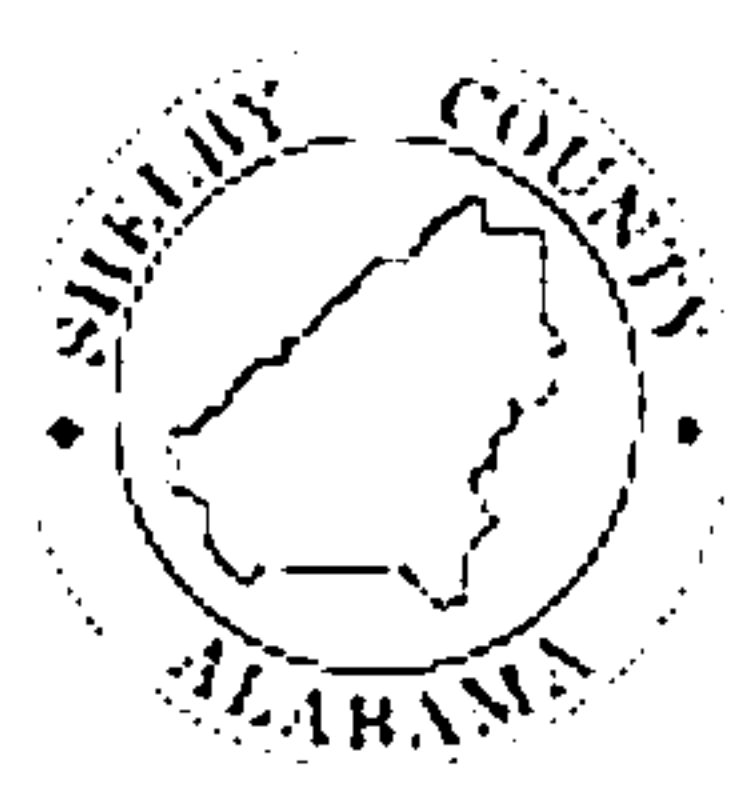
Actual value - if the property is not being sold, the true value of the proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency market value.

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 responsibiliy of valuing proeprty 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 9/23/2021
Unattested
(verified by)

Print Pagaya Smartresi F1 Fund Property Owner III LLC
Sign
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2021 08:03:54 AM
\$343.50 JOANN
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Allen S. Bayl