

This Instrument was Prepared by:
Marcus Hunt
South Oak Title, LLC
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243
File No.: 21-0133CA

Send Tax Notice To: Pagaya Smartresi F1 Fund Property Owner
III, LLC
2325 Pointe Parkway Suite 250
Carmel, IN 46032

20211207000581550
12/07/2021 08:34:37 AM
DEEDS 1/1

WARRANTY DEED

State of Alabama

County of Shelby

KNOW ALL THESE PRESENTS, that in consideration of the sum of Two Hundred Sixty Two Thousand One Hundred Dollars and No Cents (\$262,100.00) and other good and valuable consideration to the undersigned Grantor, in had paid by the Grantee herein, the receipt of which is acknowledged, the undersigned, **Path Acquisitions TRS, LLC**, whose address is 2325 Pointe Parkway Suite 250, Carmel,, IN 46032, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **Pagaya Smartresi F1 Fund Property Owner III, LLC**, whose address is 2325 Pointe Parkway Suite 250, Carmel, IN 46032, (herein referred to as GRANTEE) the following described real estate, situated in Shelby, County, Alabama, the address of which is 103 Comanche Cir., Alabaster, AL 35007; to wit:

All of the interest of the parties of the first part in and to the following described property, to-wit:

Lot 18, according to the Survey of Apache Ridge, 1st Sector, as recorded in Map Book 12 page 29, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject, however, to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land; encroachments or other matters or defects shown by a survey of said property.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever together with every contingent remainder and right of reversion.

And said GRANTOR does, for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except ad valorem taxes for 2021 and subsequent years, and easements and restrictions of record, unless otherwise stated above; that it has good right to sell and convey the same aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims all persons.

IN WITNESS WHEREOF, the said Grantor hereunto set its hand and seal this the 19 day of November, 2021

PATH ACQUISITIONS TRS, LLC

Traves Bonwell
Traves Bonwell
Authorized Signor

State of IN
County of Hamilton

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Traves Bonwell, whose name as Authorized Signor of Path Acquisitions TRS, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 19 day of November, 2021

Jennifer L. Fries
Notary Public/State of IN

My Commission Expires: 2-7-24

JENNIFER L. FRIES
Resident of Hamilton County, IN
Commission Expires: February 7, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/07/2021 08:34:37 AM
\$284.50 BRITTANI
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Alvin S. Bayl