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02/02/2022 10:17:00 AM
DEEDS 1/2

Prepared by:
Robert McNearney
2870 Old Rocky Ridge Rd.
Ste 160
Birmingham, AL 35243

Send Tax Notice To:
Pagaya Smartresi F1 Fund Property
Owner II, LLC
1950 Greyhound Pass, Suite 18-355
Carmel, IN 46033

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Seven Thousand Dollars and No Cents (\$237,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Joseph Michael Patton, a single person, (herein referred to as Grantor, whether one or more), whose mailing address is: 303 Maggie Way, Calera, AL 35040 grant, bargain, sell and convey unto Pagaya Smartresi F1 Fund Property Owner II, LLC (herein referred to as Grantee, whether one or more), whose mailing address is: 1950 Greyhound Pass, Suite 18-355, Carmel, IN 46033 the following described real estate situated in Shelby County, Alabama, property address is 113 Spring Street, Calera, AL 35040 to wit:

Lot 105, according to the Survey of Summerchase Phase I, as recorded in Map Book 23, Page 7, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

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 the 2nd day of February, 2022.

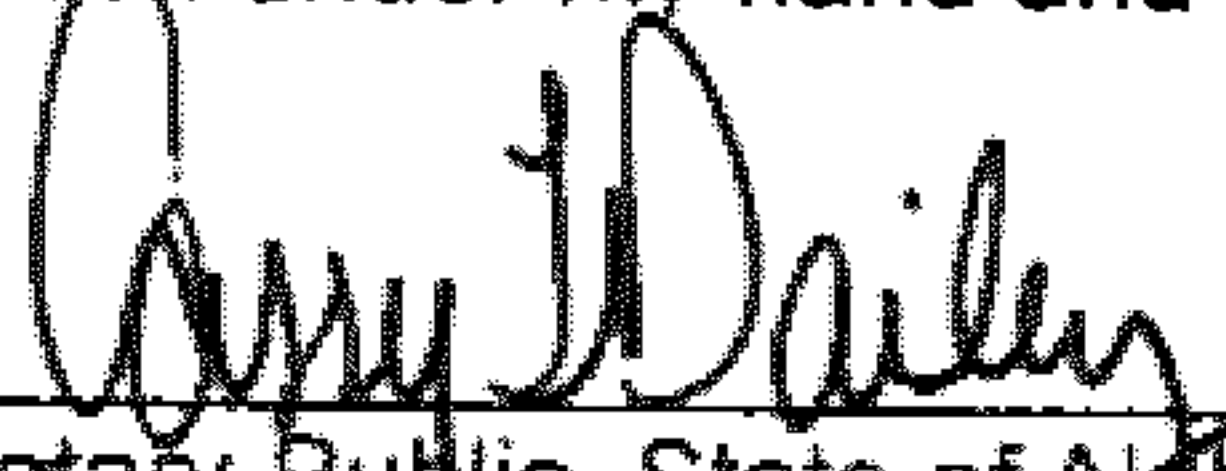


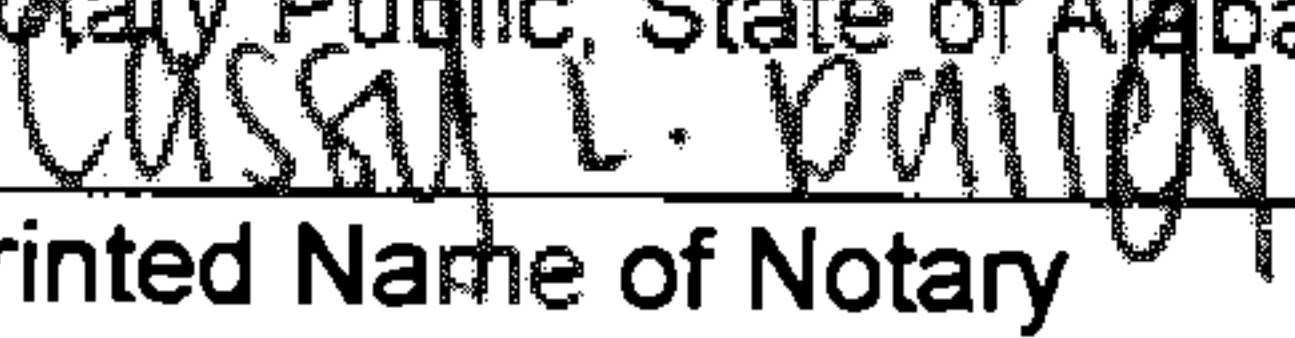
Joseph Michael Patton

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Joseph Michael Patton 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd day of February, 2022.



Notary Public, State of Alabama


Printed Name of Notary
My Commission Expires: 5/17/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/02/2022 10:17:00 AM
\$262.00 JOANN
20220202000046460

