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02/28/2022 01:28:08 PM

Prepared by:  
Marcus Hunt  
2870 Old Rocky Ridge Rd., Suite 160  
Birmingham, AL 35243

DEEDS 1/2

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 Twenty Nine Thousand Dollars and No Cents (\$229,000.00), the amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Katie C. Christian and husband, Andrew Christian whose mailing address is:**

20 Meadow Crest Farm Rd. Wilsimville AL 35186

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Pagaya Smartresi F1 Fund Property Owner II, LLC, whose mailing address is: 1950 Greyhound Pass Suite 18-355, Carmel, IN 46033**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 416 Waterford Drive, Calera, AL 35040** to-wit:

Lot 378, according to the Survey of Waterford Highlands Sector 1, as recorded in Map Book 27, Page 137, in the Probate Office of Shelby County, Alabama.

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

**Katie C. Christian and Katie M. Clemons is one and the same person.**

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 28<sup>th</sup> day of February, 2022.

Katie C. Christian  
Katie C. Christian

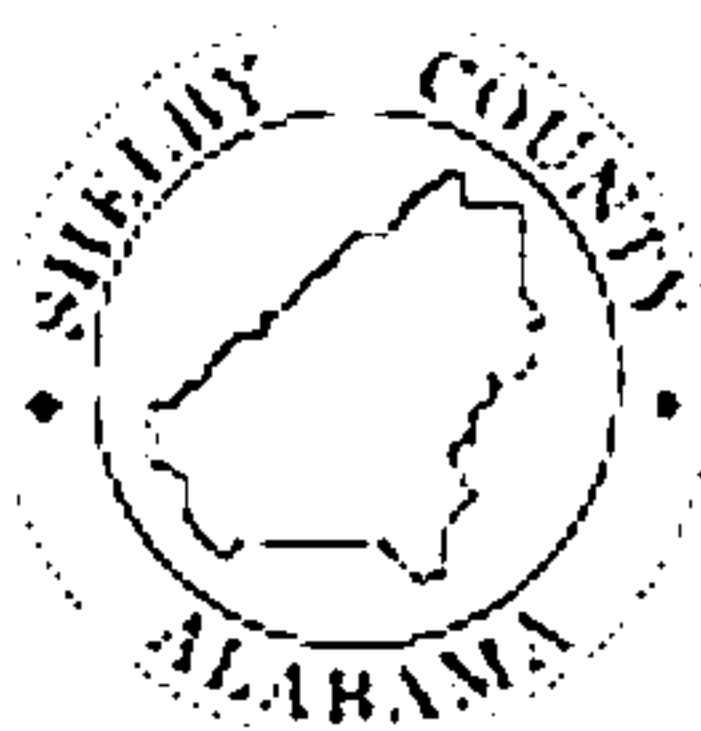
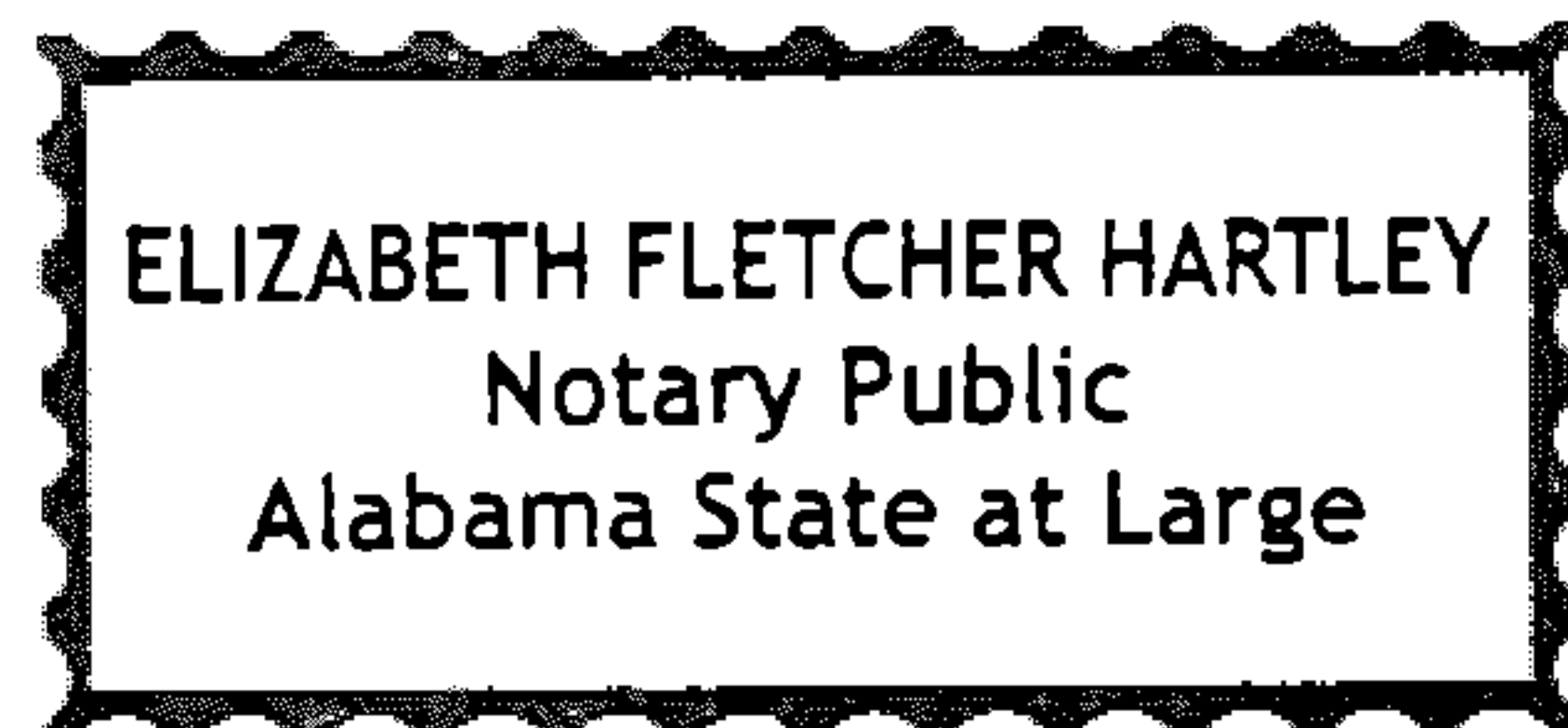
Andrew Christian  
Andrew Christian

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Katie C. Christian and Andrew Christian, whose name 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 has/have executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this the 28th day of February, 2022.

Elizabeth Fletcher Hartley  
Notary Public, State of \_\_\_\_\_

Printed Name of Notary  
My Commission Expires: 11/30/2024



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/28/2022 01:28:08 PM  
\$254.00 BRITTANI  
20220228000084230

Allie S. Boyd