

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

This Instrument Prepared By:  
Robert McNearney

2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: BHM-22-266i

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIFTEEN THOUSAND THREE HUNDRED FIFTY AND 00/100 (\$315,350.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Micah J. Snyder and spouse, Josiah Snyder (herein referred to as "Grantor," whether one or more), whose mailing address is

204 N. Timothy Dr. Columbiana AL 35051

by **PAGAYA SMARTRESI F1 FUND PROPERTY OWNER II LLC** (herein referred to as "Grantee"), whose mailing address is

1950 Greyhound Pass Suite 18-355m Carmel, IN 46033

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **8004 Kensington Trail, Calera, AL 35040**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

### SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

**\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

**Micah J. Robertson and Micah J. Snyder is one and the same person.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her 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 4<sup>th</sup> day of May, 2022

Micah J. Snyder  
Micah J. Snyder

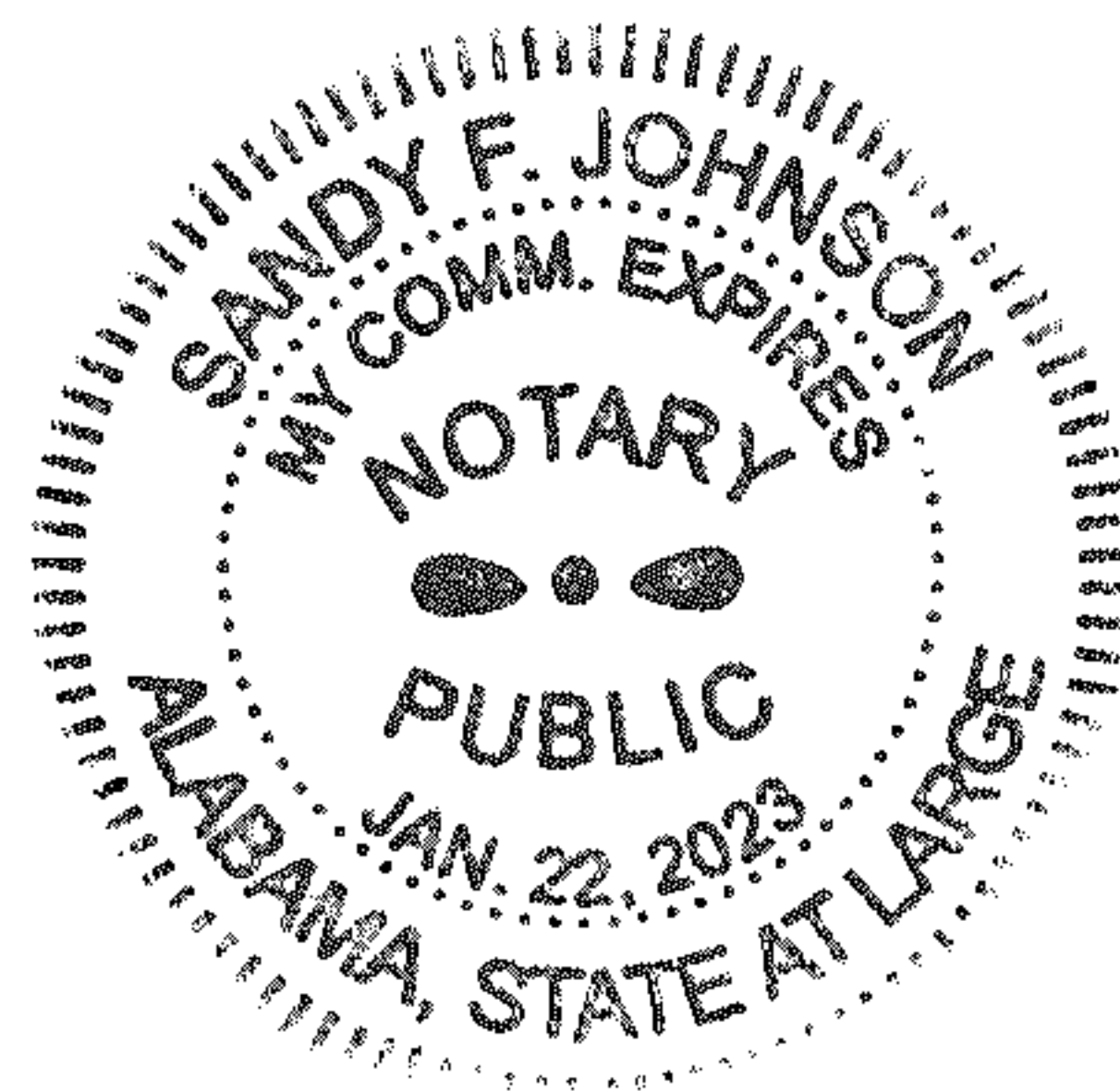
Josiah Snyder  
Josiah Snyder

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Micah J. Snyder and Josiah Snyder**, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of May, 2022

Sandy F. Johnson  
Notary Public  
Sandy F. Johnson  
Printed Name  
My Commission Expires: 1/22/23



**EXHIBIT A**

Property 1:

Lot 183, according to the Survey of Kensington Place, Phase II, as recorded in Map Book 42, Page 117, in the Office of the Judge of Probate of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**05/06/2022 08:43:15 AM**  
**\$343.50 PAYGE**  
**20220506000185910**

*Allie S. Bayl*