

Send Tax Notice to:
Pagaya Smartresi F1 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-22-891i**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SIXTY THOUSAND ONE HUNDRED AND 00/100 (\$260,100.00)** 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

Alton Tyler Sims and Kristie Ariel Sims, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

868 Peterson Avenue, Thorsby, AL 35171

by **Pagaya Smartresi F1 Fund Property Owner II, LLC (herein referred to as "Grantee"),** whose mailing address is

18 East Greyhound Pass, 18-355, Carmel, IN 46032

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 **108 Addison Drive, 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, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


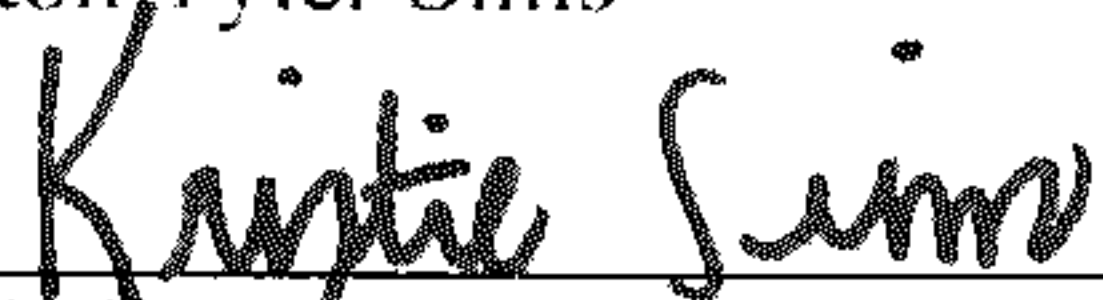
MINING AND MINERAL RIGHTS EXCEPTED.

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

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.

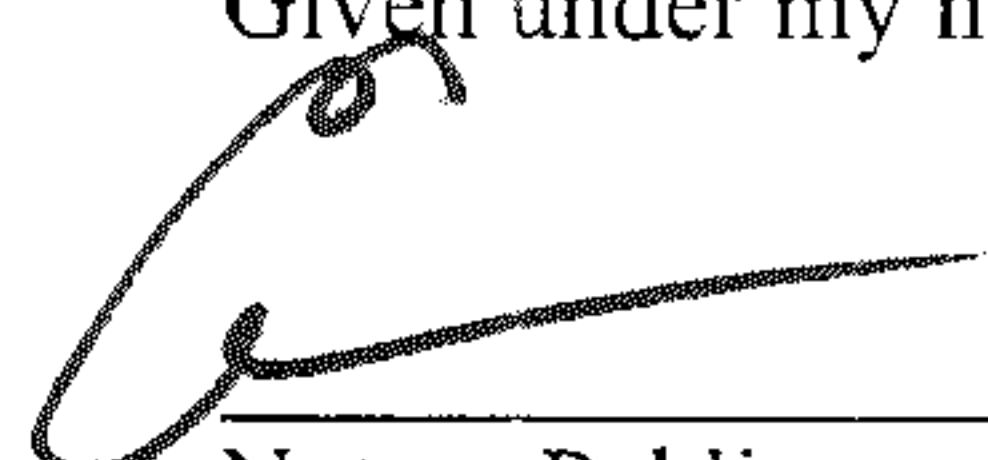
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 6 day of June, 2022.


Alton Tyler Sims

Kristie Ariel Sims

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Alton Tyler Sims and Kristie Ariel Sims**, 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 6 day of June, 2022.


Notary Public

Printed Name
My Commission Expires:

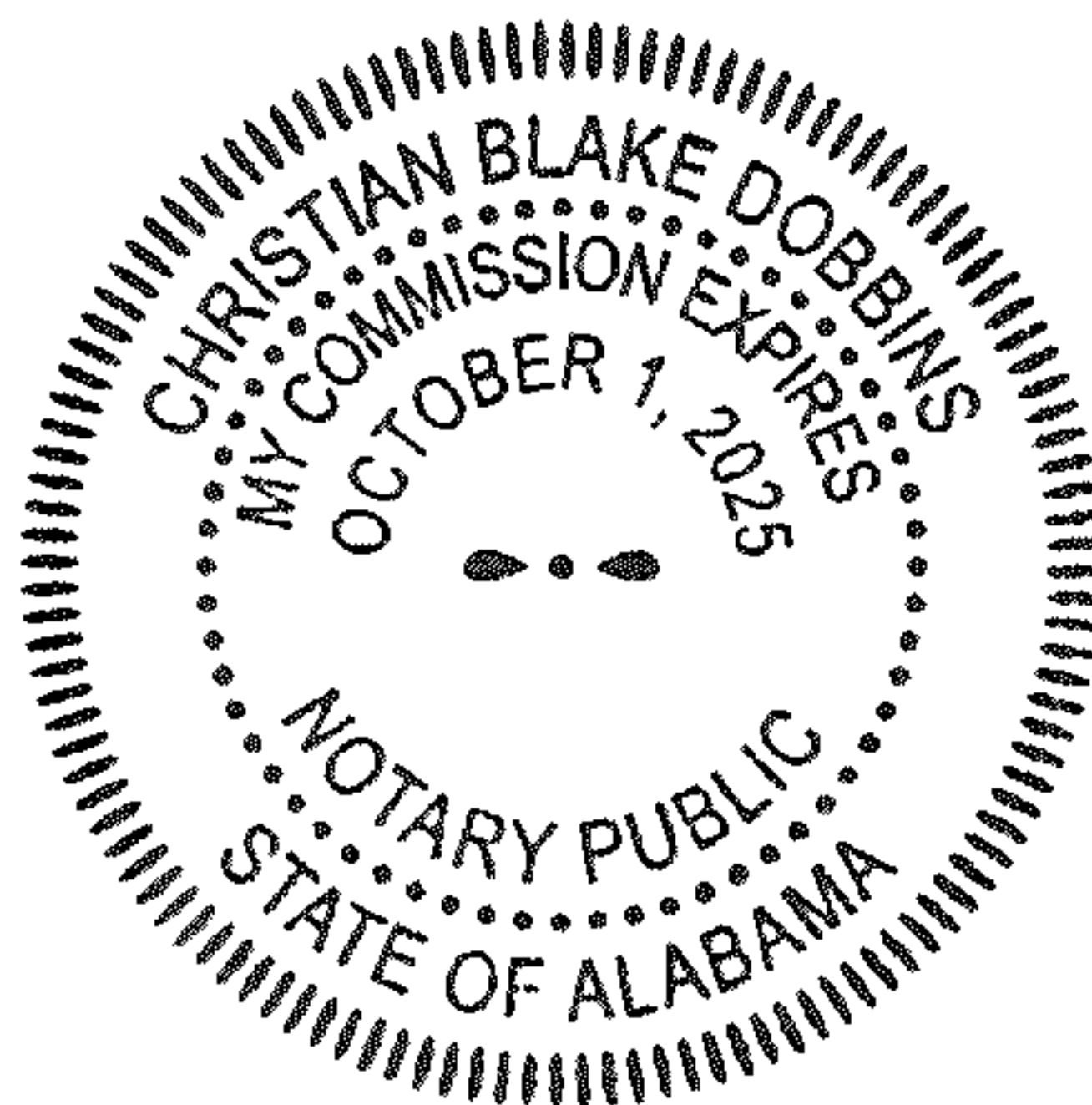
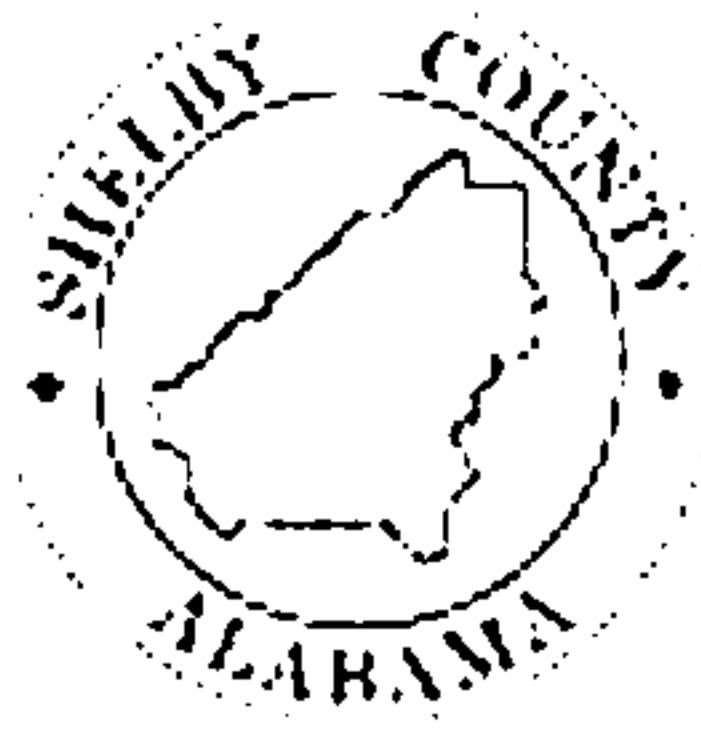


EXHIBIT A

Property 1:

Lot 249, according to the Survey of Camden Cove West, Sector 2, as recorded in Map Book 34, Page 15, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/07/2022 09:12:48 AM
\$288.50 JOANN
20220607000227570

Allen S. Bayl