

Send Tax Notice to:  
PAGAYA SMARTRESI FUND  
PROPERTY OWNER IV LLC  
90 Park Avenue, 31<sup>st</sup> Floor,  
New York, New York 10016

STATE OF ALABAMA            )  
  )  
COUNTY OF SHELBY        )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

**PAGAYA SMARTRESI F1 FUND PROPERTY OWNER II LLC, a Delaware limited liability company,**

whose mailing address is **90 Park Avenue, 31<sup>st</sup> Floor, New York, New York 10016**

(hereinafter referred to as "Grantor"), in hand paid by

**PAGAYA SMARTRESI F1 FUND PROPERTY OWNER IV LLC, a Delaware limited liability company,**

whose mailing address is **90 Park Avenue, 31<sup>st</sup> Floor, New York, New York 10016**

(hereinafter referred to as "Grantee"), 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 situated in Shelby County, Alabama (herein referred to as the "Property"), to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.**

\_\_\_\_\_

**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements, easements, rights-of-way, drives, alleys, ways, parking areas and appurtenances thereto bounding or belonging or in anywise appertaining to the Property (including, without limitation, all of the right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Property, and all right, title and interest of Grantor, if any, in and to any award made or to be made in lieu thereof and in and to any unpaid award for damage to the Property by reason of change of grade of any street).

**This conveyance is made subject to the following:**

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

**TO HAVE AND TO HOLD** unto Grantee, and to Grantee's successors and assigns, in fee simple forever.

**IN WITNESS WHEREOF**, Grantor has executed this Statutory Warranty Deed on the date of the acknowledgment below, to be effective as of August 11, 2022.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -  
SIGNATURE PAGE FOLLOWS]**

**GRANTOR:**

**PAGAYA SMARTRESI F1 FUND PROPERTY  
OWNER II LLC,**  
a Delaware limited liability company

By: Amr Desai

Name: Amrish Desai

Title: Authorized Officer

STATE OF NEW YORK       )  
COUNTY OF NEW YORK    )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Amrish Desai, whose name as Authorized Officer of PAGAYA SMARTRESI F1 FUND PROPERTY OWNER II LLC, a Delaware limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such Authorized Officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 18th day of July, 2022.

Eric K. Ng  
Notary Public

AFFIX SEAL

My commission expires: 12-1-22

Eric K. Ng  
Notary Public, State of New York  
No. 02NG6315854  
Qualified in New York County  
Commission Expires on Dec. 1, 2022

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY  
AND WITH A LEGAL DESCRIPTION PROVIDED BY GRANTOR.  
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION  
ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

This document was prepared by:

Meade Whitaker, Jr.  
Bradley Arant Boult Cummings LLP  
1819 Fifth Avenue North  
Birmingham, Alabama 35203

# EXHIBIT “A”

# PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	34338342-P22-1	111 TREYMOOR DR	ALABASTER	AL	35007	SHELBY
2	43153575-P22-1	113 SPRING STREET	CALERA	AL	35040	SHELBY
3	2591-P22-1	117 LITTLE FAWN LANE	ALABASTER	AL	35007	SHELBY
4	34847394-P22-1	117 PARK FOREST TER	ALABASTER	AL	35007	SHELBY
5	5574-P22-1	136 GREENFIELD CIRCLE	ALABASTER	AL	35007	SHELBY
6	48169793-P22-1	138 OLD IVY ROAD	CALERA	AL	35040	SHELBY
7	42737295-P22-1	170 CAMBRIDGE LANE	ALABASTER	AL	35007	SHELBY
8	43320695-P22-1	207 BEDFORD LANE	CALERA	AL	35040	SHELBY
9	47310508-P22-1	315 7TH STREET	ALABASTER	AL	35007	SHELBY
10	44470460-P22-1	416 WATERFORD DRIVE	CALERA	AL	35040	SHELBY
11	46128145-P22-1	924 FALLING STAR LANE	ALABASTER	AL	35007	SHELBY
12	47941338-P22-1	1047 WILLOW CREEK CIRCLE	ALABASTER	AL	35007	SHELBY
13	46852212-P22-1	1109 EMERALD RIDGE DRIVE	CALERA	AL	35040	SHELBY
14	848-P22-1	1389 N WYNLAKE DR	ALABASTER	AL	35007	SHELBY
15	46713443-P22-1	5043 KENSINGTON PLACE	CALERA	AL	35040	SHELBY

# LEGAL DESCRIPTIONS

**EXHIBIT A-1**

STREET ADDRESS: 111 TREYMOOR DR, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: 34338342-P22-1

TAX PARCEL ID/APN: 14 9 31 3 004 003.000

LOT 456, ACCORDING TO THE SURVEY OF WEATHERLY TREYMOOR ABBEY, SECTOR 22, AS RECORDED IN MAP BOOK 21, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-2**

STREET ADDRESS: 113 SPRING STREET, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 43153575-P22-1

TAX PARCEL ID/APN: 22 8 33 0 002 020.000

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.

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**EXHIBIT A-3**

STREET ADDRESS: 117 LITTLE FAWN LANE, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: 2591-P22-1

TAX PARCEL ID/APN: 13 7 35 2 002 008.000

LOT 8, SECTOR 2, ACCORDING TO THE MAP OF APACHE RIDGE, SECTORS 2 & 3, AS RECORDED IN MAP BOOK 16, PAGE 60, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-4**

STREET ADDRESS: 117 PARK FOREST TER, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: 34847394-P22-1

TAX PARCEL ID/APN: 23 7 26 0 006 004.000

LOT 4, ACCORDING TO THE SURVEY OF PARK FOREST SUBDIVISION, FOURTH SECTOR, AS RECORDED IN MAP BOOK 18, PAGE 95 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-5**

STREET ADDRESS: 136 GREENFIELD CIRCLE, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: 5574-P22-1

TAX PARCEL ID/APN: 13 7 35 1 001 014.003

LOT 29, ACCORDING TO THE MAP OF GREENFIELD, SECTOR FIVE, AS RECORDED IN MAP BOOK 17, PAGE 20, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-6**

STREET ADDRESS: 138 OLD IVY ROAD, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 48169793-P22-1

TAX PARCEL ID/APN: 28 6 23 0 000 150.000

LOT 100, ACCORDING TO THE PLAT OF OLD IVY SUBDIVISION, PHASE I, BEING A RESURVEY OF PORTIONS OF LOTS 22-32 TRACT FIFTY ONE SUBDIVISION, PARCEL "B", RECORDED IN MAP BOOK 11, PAGE 26 ALL SITUATED IN THE SOUTHWEST 1/4 OF SECTION 14 AND THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 2 WEST, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AS RECORDED IN MAP BOOK 35, PAGE 43A AND 43B, AND AMENDED IN THE AMENDED MAP OF OLD IVY SUBDIVISION, PHASE 2 RECORDED IN MAP BOOK 36, PAGE 6, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-7**

STREET ADDRESS: 170 CAMBRIDGE LANE, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: 42737295-P22-1

TAX PARCEL ID/APN: 23 2 10 1 004 021.000

LOT 21, ACCORDING TO THE SURVEY OF CAMBRIDGE POINTE, 2ND PHASE, 2ND SECTOR, AS RECORDED IN MAP BOOK 18, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-8**

STREET ADDRESS: 207 BEDFORD LANE, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 43320695-P22-1

TAX PARCEL ID/APN: 22 9 31 2 003 036.000

LOT 536, ACCORDING TO THE SURVEY OF SAVANNAH POINTE V, PHASE II, AS RECORDED IN MAP BOOK 30, PAGE 42, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-9**

STREET ADDRESS: 315 7TH STREET, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: 47310508-P22-1

TAX PARCEL ID/APN: 13 7 35 3 006 006.000

LOT 3, ACCORDING TO THE RESURVEY OF BLOCKS 5 AND 12 OF ALABASTER GARDENS, AS RECORDED IN MAP BOOK 9, PAGE 51, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-10**

STREET ADDRESS: 416 WATERFORD DRIVE, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 44470460-P22-1

TAX PARCEL ID/APN: 22 7 35 2 003 018.000

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.

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**EXHIBIT A-11**

STREET ADDRESS: 924 FALLING STAR LANE, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: 46128145-P22-1

TAX PARCEL ID/APN: 13 7 35 2 001 003.007

LOT 3, ACCORDING TO THE SURVEY OF APACHE RIDGE, FIRST SECTOR, AS RECORDED IN MAP BOOK 12, PAGE 29 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-12**

STREET ADDRESS: 1047 WILLOW CREEK CIRCLE, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: 47941338-P22-1

TAX PARCEL ID/APN: 13 7 26 4 001 012.063

LOT 32, ACCORDING TO THE MAP AND SURVEY OF WILLOW CREEK, PHASE II, AS RECORDED IN MAP BOOK 9, PAGE 102, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-13**

STREET ADDRESS: 1109 EMERALD RIDGE DRIVE, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 46852212-P22-1

TAX PARCEL ID/APN: 28 4 17 4 003 009.000

LOT 79, ACCORDING TO THE SURVEY OF EMERALD RIDGE, SECTOR II, AS RECORDED IN MAP BOOK 38, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-14**

STREET ADDRESS: 1389 N WYNLAKE DR, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: 848-P22-1

TAX PARCEL ID/APN: 23 5 22 0 008 025.000

LOT 260 ACCORDING TO THE SURVEY OF WYNLAKE SECTOR 5 AMENDED PLAT, AS RECORDED IN MAP BOOK 40, PAGE 125, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-15**

STREET ADDRESS: 5043 KENSINGTON PLACE, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 46713443-P22-1

TAX PARCEL ID/APN: 22 8 34 1 011 005.000

LOT 124, ACCORDING TO THE SURVEY OF KENSINGTON PLACE PHASE II, AS RECORDED IN MAP BOOK 42, PAGE 117, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/12/2022 08:18:50 AM  
 \$4090.50 JOANN  
 20220812000314930

*Allen S. Bayl*

### Real Estate Sales Validation Form

***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	PAGAYA SMARTRESI F1	Grantee's Name	PAGAYA SMARTRESI F1 FUND
Mailing Address	FUND PROPERTY OWNER II LLC 90 PARK AVE, 31ST FLOOR NEW YORK, NEW YORK 10016	Mailing Address	PROPERTY OWNER IV LLC 90 PARK AVE, 31ST FLOOR NEW YORK, NEW YORK 10016
Property Address	SEE EXHIBIT "A". 111 TREYMOOR DR, ALABASTER, AL 113 SPRING ST, CALERA, AL 117 LITTLE FAWN LANE, ALABASTER, AL	Date of Sale	8/11/2022
		Total Purchase Price \$	
		or	
		Actual Value	\$ 4,032,400.00
		or	
		Assessor's Market Value \$	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement  
☒ Appraisal  
☐ Other \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7/18/22

Print AMRISH DESAI, ON BEHALF OF PAGAYA SMARTRESI F1  
FUND PROPERTY OWNER IV LLC

Unattested

(verified by)

Sign *Amr Desai*  
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1