

20250903000271050
09/03/2025 01:54:03 PM
DEEDS 1/4

MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD., STE. 600, BUILDING 700
DULUTH, GA 30096
File No. MNT-592223

JAMES B. HOWELL AND MADISON ANLAGE HOWELL
117 PARK FOREST TERRACE
ALABASTER, AL 35007

LYNN BYRD AL Bar No. ASB-6789-D60L
o/b/o BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS SPECIAL WARRANTY DEED executed this 20 day of August, 2025, for and in CONSIDERATION OF **Two Hundred Ninety-Nine Thousand and 00/100 Dollars (\$299,000.00)**, and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **PAGAYA SMARTRESI F1 FUND PROPERTY OWNER IV LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 335 MADISON, 16TH FLOOR, NEW YORK, NY 10017 (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **JAMES B. HOWELL AND MADISON ANLAGE HOWELL, A MARRIED COUPLE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address is 117 PARK FOREST TERRACE, ALABASTER, AL 35007 (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama, to wit:

Prior instrument reference: Document No. 2022081200314930 of the Public Records of the District Recorder of SHELBY County, State of Alabama.

This Deed is being recorded simultaneously with a purchase money mortgage in the amount of \$284,050.00 to Prosperity Home Mortgage, LLC

Property Address: 117 PARK FOREST TERRACE, ALABASTER, AL 35007

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs , executors and administrators, covenant with said GRANTEES, his, her or 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, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

[REMINDER OF PAGE LEFT BLANK INTENTIONALLY]

Executed on this 20th day of August, 20 25.

PAGAYA SMARTRESI F1 FUND PROPERTY OWNER IV LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: Alyson Cimino

Name: Alyson Cimino

Title: Authorized Signer

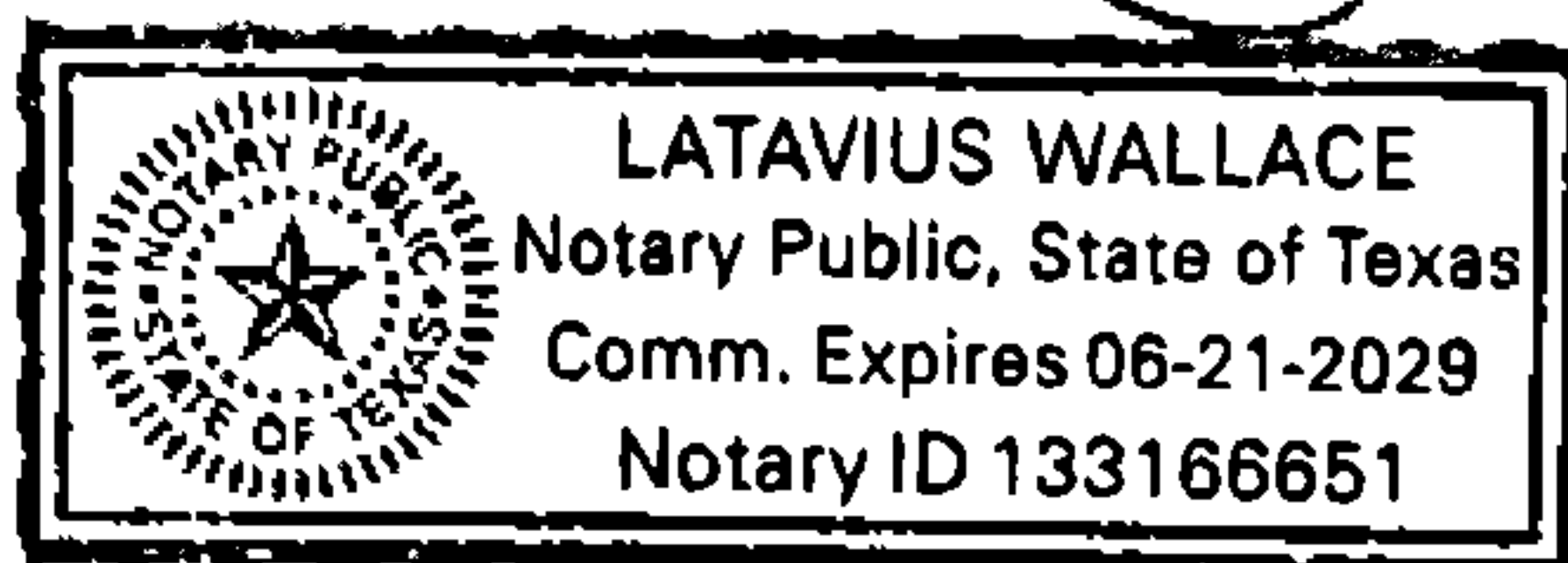
STATE OF Texas
COUNTY OF Dallas } SS.

I, Lataavius Wallace, a Notary Public in and for the County in said State (or for said State at large), hereby certify that Alyson Cimino, whose name as Authorized Signer (title) of **PAGAYA SMARTRESI F1 FUND PROPERTY OWNER IV LLC, A DELAWARE LIMITED LIABILITY COMPANY**, a corporation/ limited liability company/national association/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 the above and foregoing instrument, he/she, as such officer and with full authority, executed same voluntarily for and as the act of said **PAGAYA SMARTRESI F1 FUND PROPERTY OWNER IV LLC, A DELAWARE LIMITED LIABILITY COMPANY** on the same day bears date.

Given under my hand (and official seal of office) this 20 day of August, 20 25.

Notary Public

My commission expires: June 21, 2029



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 FUND PROPERTY OWNER IV LLC, A DELAWARE LI
 Mailing Address 325 Madison, 16th Floor
New York, NY 10017

Grantee's Name James B. Howell and Madison Anlage Howell
 Mailing Address 117 Park Forest Terrace
Alabaster, AL 35007

Property Address 117 Park Forest Terrace
Alabaster, AL 35007

Date of Sale 9/2/2025

Total Purchase Price \$ 299000.00

or

Actual Value \$

or

Assessor's Market Value \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/03/2025 01:54:03 PM
 \$46.00 PAYGE
 20250903000271050



Cynthia Brown

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



Appraisal



Sales Contract

Other Deed



Closing Statement

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.

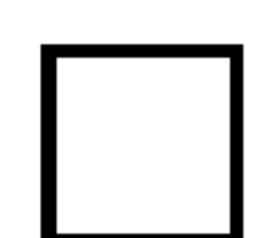
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 8/21/2025

Print Cynthia Brown



Unattested

Sign Cynthia Brown

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1