

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD, BUILDING 700, SUITE 230
DULUTH, GA 30096
File No. MNT-602930

Send Tax Notices to:
JEAN ROSE PERRY
313 GOLDEN MEADOWS PLACE
ALABASTER, AL 35007

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

WARRANTY DEED

Executed this 8th day of January, 2026, for good consideration of **Three Hundred Seventeen Thousand and 00/100 Dollars (\$317,000.00)**, I (we) **PAGAYA SMARTRESI F1 FUND PROPERTY OWNER III LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 335 MADISON, 16TH FLOOR, NEW YORK, NY 10017, hereby bargain, deed and convey to **JEAN ROSE PERRY, SINGLE** whose mailing address is 313 GOLDEN MEADOWS PLACE, ALABASTER, AL 35007, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN: 23-7-26-0-012-032.000

Property Address: 313 GOLDEN MEADOWS PLACE, ALABASTER, AL 35007

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

"This Warranty Deed is being recorded in conjunction with a Purchase Money Mortgage in the amount of \$269,450.00 in favor of The Paducah Bank and Trust Company".

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 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 foresaid; that I (we) will, and my (our) heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 8 day of January, 2026.

Pagaya Smartresi F1 Fund Property Owner III LLC, a Delaware limited liability company

Alyson Cimino
By: Alyson Cimino
Its: **Authorized Signatory**

State of Texas)
County of Travis)

I, Aretha Olufowobi, 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 Signatory (title) of **PAGAYA SMARTRESI F1 FUND PROPERTY OWNER III 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 III LLC, A DELAWARE LIMITED LIABILITY COMPANY** on the same day bears date.

Given under my hand (and official seal of office) this 8th day of January, 2026.

Aretha Olufowobi

Notary Public
My commission expires: 06.24.28

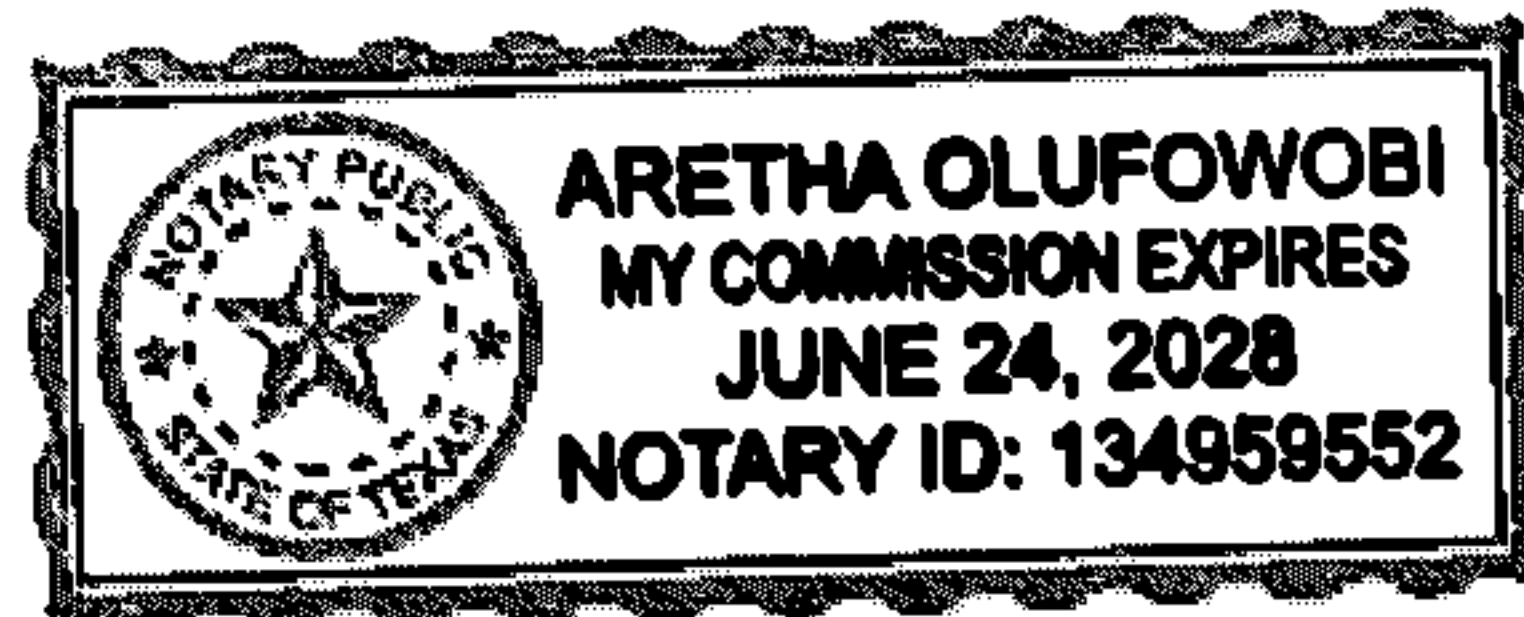


EXHIBIT "A"

Situated in the County of Shelby, State of Alabama:

Lot 32, Golden Meadows Subdivision, according to the plat thereof, recorded in Map Book 38, Page 80, as recorded 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
02/02/2026 09:17:05 AM
\$79.00 PAYGE
20260202000029560

Allie S. Byrd

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 III LLC
Mailing Address a Delaware limited liability company
335 Madison, 16th Floor
New York, NY 10017

Grantee's Name JEAN ROSE PERRY
Mailing Address 313 Golden Meadows Place,
Alabaster, AL 35007

Property Address 313 Golden Meadows Place,
Alabaster, AL 35007

Date of Sale 01/06/2026
Total Purchase Price \$ ~~320,000.00~~ 317,000.00
or
Actual Value \$
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 Appraisal
 Sales Contract Other
 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 1.09.2026

Print Tyaira Daniels

Unattested
(verified by)

Sign *Tyaira Daniels*
(Grantor/Grantee/Owner/Agent) circle one