

**Recordation Requested By/Return to:**

MAINSTAY NATIONAL TITLE  
ATTN RECORDING  
3097 SATELLITE BLVD, BUILDING 700, SUITE 230  
DULUTH, GA 30096  
File No. MNT-607147

**Send Tax Notices to:**

GERALD H USSERY JR. AND TAMMY USSERY  
1307 3RD AVENUE SOUTHWEST  
ALABASTER, AL 35007

**This Instrument Prepared By:**

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

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STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

THIS SPECIAL WARRANTY DEED executed this 20<sup>TH</sup> day of FEBRUARY, 2026, for and in CONSIDERATION OF **Two Hundred Thirty-Five Thousand and 00/100 Dollars (\$235,000.00)**, and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **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 (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **GERALD H USSERY JR. AND TAMMY USSERY, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address is 1307 3RD AVENUE SOUTHWEST, 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:

**Situated in the County of Shelby, State of Alabama:**

**Lot 24, according to the Kenton Brant Nickerson Subdivision, as recorded in Map Book 5 page 53, in the Probate Office of Shelby County, Alabama.**

MNT-607147

**Prior instrument reference: Document No. 20211109000541290 of the Public Records of the District Recorder of SHELBY County, State of Alabama.**

**Property Address: 1307 3RD AVENUE SOUTHWEST, ALABASTER, AL 35007**

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

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

**[REMINDER OF PAGE LEFT BLANK INTENTIONALLY]**

MNT-607147

Executed on this 20<sup>th</sup> day of Feb, 20 26.

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

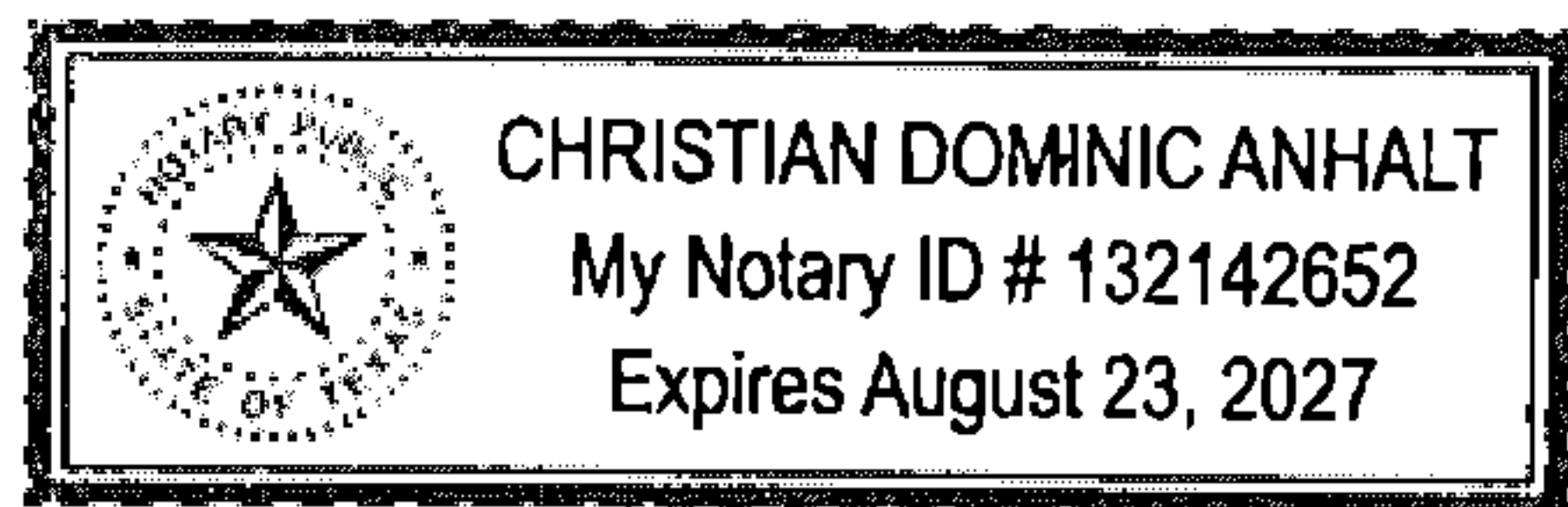
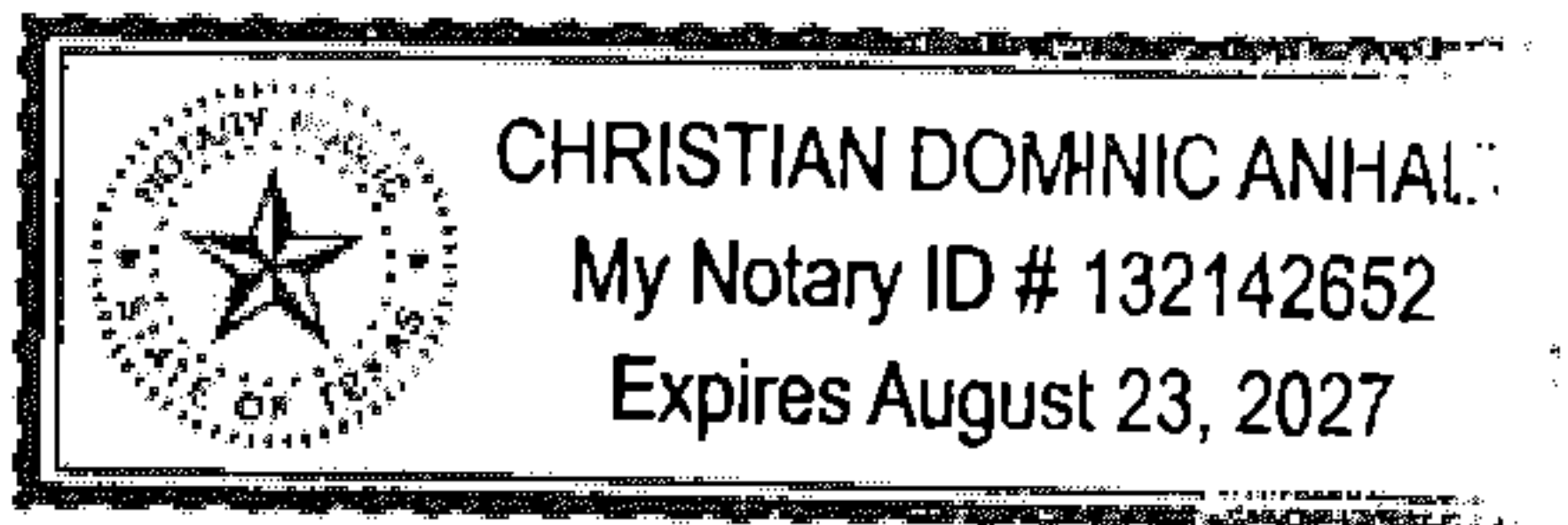
*Alyson Cimino*  
By: ALYSON CIMINO  
As its: Authorized officer

STATE OF Texas  
COUNTY OF TARRANT } SS.

I, Christian Anhalt, 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 OFFICER (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 20 day of February, 20 26

*Christian Anhalt*  
Notary Public  
My commission expires: AUGUST 23, 2027



**Real Estate Sales Validation Form**

***This Document must be filed in accordance with Code of Alabama 1975, Section***

Grantor's Name PAGAYA SMARTRESI F1  
 Mailing Address 335 Madison, 16th Floor  
 New York, NY 10017

Grantee's Name Gerald H Ussery Jr.  
 Mailing Address 6609 County Road 24  
 Verbena, AL 36091

Property Address 1307 3rd Avenue SouthWest,  
 Alabaster, AL 350071307 3rd  
 Avenue SouthWest

Date of Sale February 26, 2026  
 Total Purchase Price \$235,000.00  
 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 February 26, 2026

Print Mainstay National Title



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL (verified by)  
 03/11/2026 11:50:58 AM  
 \$106.00 JOANN  
 20260311000071280

Sign [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one

*Allie S. Boyd*