

Recordation Requested By/Return to:

MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD, BUILDING 700, SUITE 230
DULUTH, GA 30096
File No. MNT-611127

Send Tax Notices to:

CECILIA OVANDO AND LEONEL ALEXANDER GURRA SANDOVAL
1497 KING JAMES DRIVE
ALABASTER, AL 35007

This Instrument Prepared By:

THOMAS H. CLAUNCH III AL Bar No. 1402H38C
o/b/o BC LAW FIRM, P.A.
9164 EASTCHASE PARKWAY SUITE 209
MONTGOMERY, AL 36117

-Above this line reserved for official use only-

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS SPECIAL WARRANTY DEED executed this 27 day of March, 2024, for and in CONSIDERATION OF **Two Hundred Seventy-Five Thousand and 00/100 Dollars (\$275,000.00)**, 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 **CECILIA OVANDO AND LEONEL ALEXANDER GURRA SANDOVAL, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHTS SURVIVORSHIP**, whose mailing address is 1497 KING JAMES DRIVE, 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:

The following described real estate, situated in Shelby County, Alabama:

Lot 49, according to the Survey of Willow Creek, Phase Two, as recorded in Map Book 9, Page 102 A & B in the Probate Office of Shelby County, Alabama.

Prior instrument reference: Document No. 2021092900475290 of the Public Records of the District Recorder of SHELBY County, State of Alabama.

Property Address: 1116 WILLOW CREEK COURT, 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 \$270,013.00 in favor of United Wholesale Mortgage.

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 27th day of March, 2026.

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

By: *Alyson Cimino*

Name: Alyson Cimino

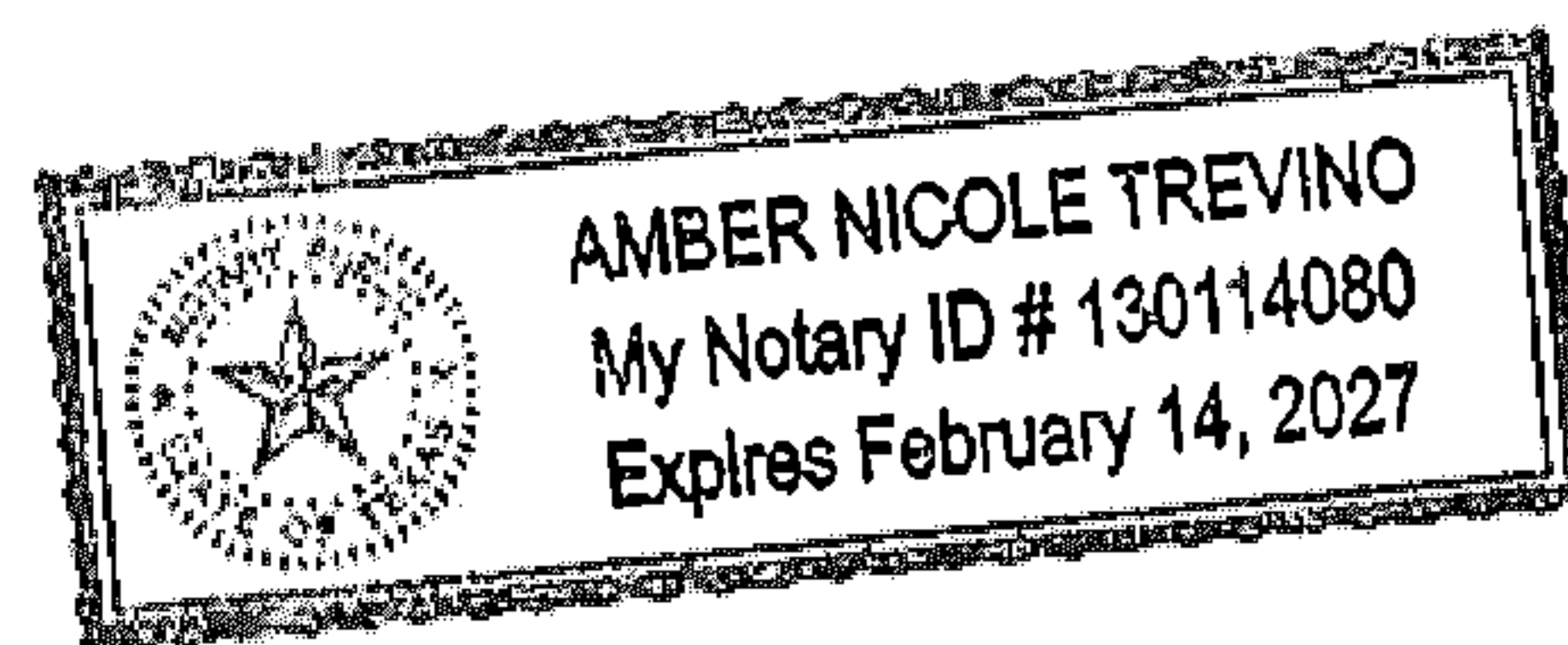
Its: Authorized Signatory

STATE OF Texas
COUNTY OF Travis } SS.

I, Amber Trevino, 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 27 day of March, 2026.

Amber Trevino
Notary Public
My commission expires: 2/14/27



Real Estate Sales Validation Form

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

Grantor's Name Mailing Address PAGAYA SMARTRESI F1 FUND PROPERTY OWNER III LLC. A DELAWARE LIMITED LIABILITY COMPANY 335 MADISON, 16TH FLOOR NEW YORK, NY 10017

Grantee's Name Mailing Address CECILIA OVANDO LEONEL ALEXANDER GURRA SANDOVAL 1497 KING JAMES DRIVE ALABASTER, AL 35007

Property Address 1116 WILLOW CREEK COURT ALABASTER, AL 35007

Date of Sale 03/23/2026

Total Purchase Price \$ 275,000.00

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 04/02/2026 01:19:03 PM \$36.00 PAYGE 20260402000096900

Alison Bayl

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 3/27/26

Print Alyson Gmino, Authorized Signer

Unattested

Sign [Signature]

(verified by)

Grantor/Grantee/Owner/Agent) circle one