

This instrument prepared by:

****TITLE NOT EXAMINED BY PREPARER****

That in consideration of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00) to the undersigned grantor, **Magnolia Management Group**, a corporation, in hand paid by **Regional Investments, Inc.**, hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in Shelby County, Alabama, to wit:

Commence at the SW corner of said Section 15; thence run North along the West section line 3707.30 feet; thence turn right 108 deg. 58 min. 39 sec. and run Southwest 1187.83 feet to a point on the North bank of Buck Creek and the Point of Beginning; thence turn left 101 deg. 17 min. 55 sec. and run North 257.71 feet to the South side of a 20 foot alley; thence turn right 90 deg. 27 min. 2 sec. and run East along said alley 63.34 feet; thence turn right 90 deg. 0 min. 0 sec. and run South 269.45 feet to a point on the North bank of Buck Creek; thence turn right 100 deg. 50 min. 53 sec. and run northwest along the North side of said creek 62.42 feet, more or less to the point of beginning.

TO HAVE AND TO HOLD To the said Grantee his/her/their heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor by its, who is authorized to execute this conveyance, has hereto set its signature and seal, this 28 day of July, 2016.

_____ (Seal) By: Robert G. Moss (SEAL)
President of Magnolia Management Group, Inc.

20160729000266160 1/2 \$19.50
Shelby Cnty Judge of Probate, AL
07/29/2016 09:41:47 AM FILED/CERT

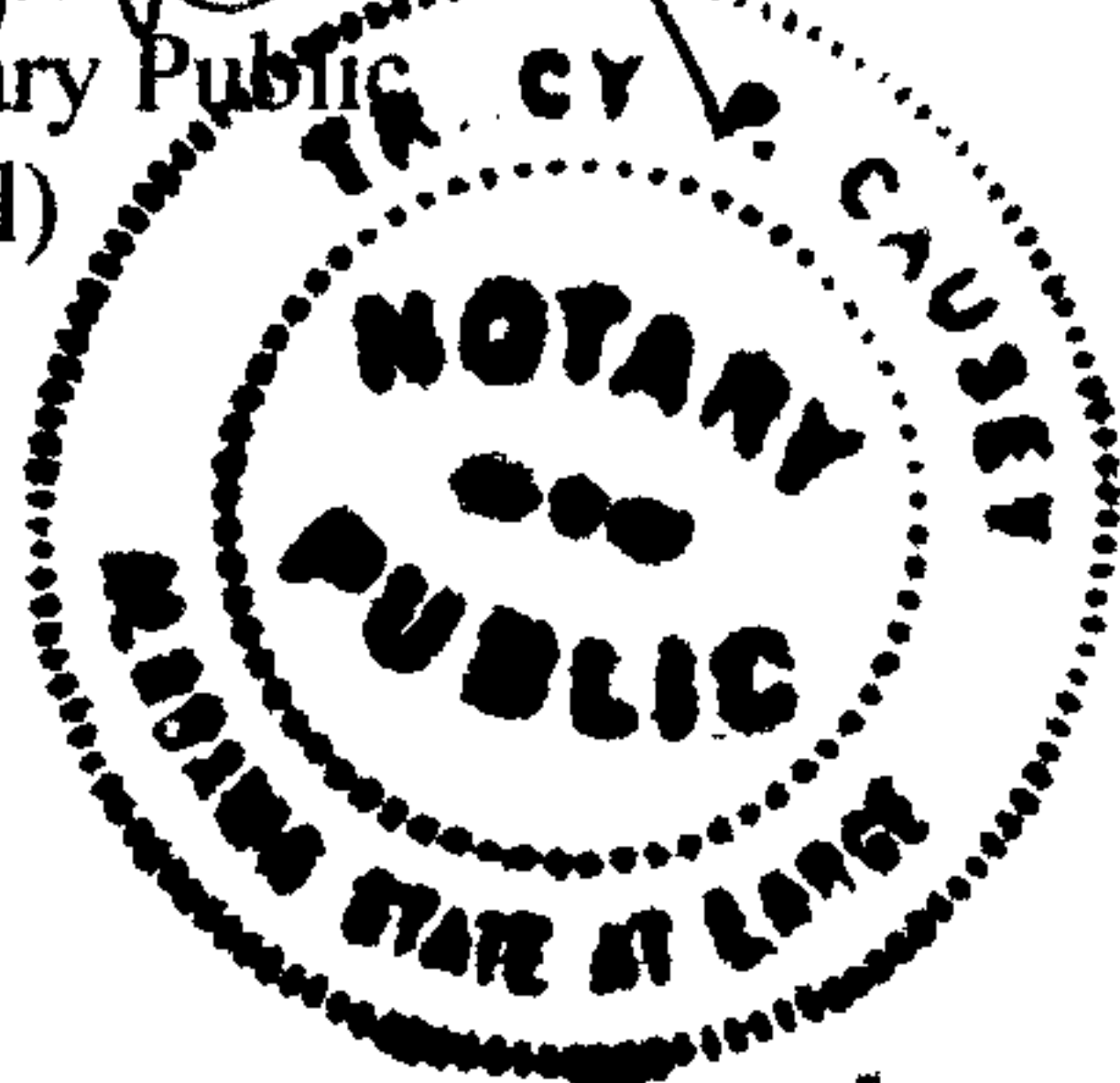
Shelby County; AL 07/29/2016
State of Alabama
Deed Tax:\$1.50

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert G. Moss whose name is signed to the foregoing conveyance, and which is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of July, 2016.

My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: Dec 13, 2016

Notary Public
(Seal)



Real Estate Sales Validation Form

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

Grantor's Name MAGNOLIA MANAGEMENT
Mailing Address GROUP
509 BARONET ST
HELENA, AL 35080

Grantee's Name REGIONAL INVESTMENT INC
Mailing Address 3491 HELENA ROAD
HELENA, AL 35080

Property Address NO ADDRESS

Date of Sale 1500-01-28-11
Total Purchase Price \$ 1500.00

or
Actual Value \$ 1500.00

or
Assessor's Market Value \$ _____



20160729000266160 2/2 \$19.50
Shelby Cnty Judge of Probate, AL
07/29/2016 09:41:47 AM FILED/CERT

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 7-29-11

Print JOSEPH HABSHAI

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1