

20061005000494440 1/3 \$17.00
Shelby Cnty Judge of Probate, AL
10/05/2006 01:40:56PM FILED/CERT

SEND TAX NOTICE TO:
Joseph Habshey
110 Oak View Lane
Helena, AL 35080

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

Value 500,000.00

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Shelby/Jefferson

That in consideration of Ten dollars and no cents (\$10.00) and other good and valuable considerations to the undersigned grantor, **Yelah Limited Partnership (formerly The Habshey Family Limited Partnership) executed by it's general partner Magna Management, Inc.** A corporation, in hand paid by **Joseph Habshey, an unmarried man** 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/Jefferson County, Alabama**, towit:

See Attached Schedule "A" for Legal Description.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee(s) his/her/their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its General Partner, who is authorized to execute this conveyance, has hereto set its signature and seal, this 21 day of September, 2006.

Yelah Limited Partnership (formerly The Habshey Family Limited Partnership), executed by it's general partner Magna Management, Inc.

By: Ana Graciela E. Montalvo
Its: Ana Graciela E. Montalvo, President
Magna Management Inc.



STATE OF Republic of Panama
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ana Graciela E. Montalvo whose name as President, of **Yelah Limited Partnership (formerly The Habshey Family Limited Partnership), executed by it's general partner Magna Management, Inc.**, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 21 day of September, 2006.

Notary Public.

Licdo. AUGUSTO C. AROSEMENA S.
Notario Publico Undécimo

(Seal)



20061004001344910 1/3
Bk: LR200616 Pg:11827
Jefferson County, Alabama
I certify this instrument filed on
10/04/2006 08:15:20 AM D
Judge of Probate- Mark Gaines

Schedule "A"


20061005000494440 2/3 \$17.00
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10/05/2006 01:40:56PM FILED/CERT

Parcel I - Parcel # 29-12-2-003-001.000 00

LOTS 1 AND 2, EXCEPT NORTH 5 FEET THEREOF, IN BLOCK 1, ACCORDING TO THE INEZ B. JONES SUBDIVISION, AS RECORDED IN AMENDED MAP BOOK 7, PAGE 49, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, BIRMINGHAM DIVISION.

Parcel II - Parcel # 13-5-15-3-003-004.000

LOTS 8, 9, AND 10 IN BLOCK 1 ACCORDING TO THE SURVEY OF JOSEPH SQUIRE'S MAP OF TOWN OF HELENA, AS RECORDED IN MAP BOOK 3, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel III - Parcel # 13-5-15-2-001-030.000

METES AND BOUNDS DESCRIPTION OF LOT 1 AND THE NORTH HALF OF LOT 2, BLOCK 14 OF JOSEPH SQUIRE'S MAP OF THE TOWN OF HELENA COMPILED AS A SINGLE UNIT.

BEGIN AT A POINT ON THE EAST RIGHT OF WAY LINE OF MAIN STREET IN HELENA, ALABAMA 50.0' SOUTH OF THE MAIN LINE TRACK OF THE L&N RAILROAD, THENCE RUN EAST-SOUTHEAST ALONG SAID SOUTH RIGHT OF WAY LINE OF SAID L&N RAILROAD A DISTANCE OF 140.0' TO A POINT, THENCE TURN AN ANGLE OF 84 DEGREES 20 MINUTES TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 18.0' TO A POINT, THENCE TURN AN ANGLE OF 13 DEGREES 20 MINUTES TO THE LEFT AND CONTINUE SOUTHERLY A DISTANCE OF 68.0' TO A POINT, THENCE TURN AN ANGLE OF 96 DEGREES 36 MINUTES TO THE RIGHT AND RUN WESTERLY A DISTANCE OF 141.70' TO A POINT ON THE EAST RIGHT OF WAY LINE OF MAIN STREET, THENCE TURN AN ANGLE OF 89 DEGREES 39 MINUTES TO THE RIGHT AND RUN NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF MAIN STREET A DISTANCE OF 6.75' TO A POINT, THENCE TURN AN ANGLE OF 90 DEGREES 0 MINUTES TO THE RIGHT AND RUN EASTERLY ALONG THE SOUTH LINE OF LOT 2 A DISTANCE OF 60.0' TO A POINT, THENCE TURN AN ANGLE OF 90 DEGREES 0 MINUTES TO THE LEFT AND RUN NORTHERLY ALONG THE EAST LINE OF SAME SAID LOT 2 A DISTANCE OF 30.0' TO A POINT, THENCE TURN AN ANGLE OF 90 DEGREES 0 MINUTES TO THE LEFT AND RUN WESTERLY ALONG THE EXACT MIDDLE LINE OF SAME SAID LOT 2 A DISTANCE OF 60.0' TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAME SAID MAIN STREET, THENCE TURN AN ANGLE OF 90 DEGREES 0 MINUTES TO THE RIGHT AND RUN NORTHERLY ALONG SAID EAST LINE OF SAID MAIN STREET A DISTANCE OF 78.75' TO THE POINT OF BEGINNING, MARKED ON EACH CORNER WITH A STEEL REBAR PIN AS OF DATE OF SURVEY.

ALSO THE FOLLOWING PROPERTY:

BEGIN AT THE NW CORNER OF THE S1/2 OF LOT 2, BLOCK 14 OF JOSEPH SQUIRE'S MAP OF THE TOWN OF HELENA, ALABAMA. RUN THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERN BOUNDARY OF THE S1/2 OF SAID LOT 2, BLOCK 14 A DISTANCE OF 60 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 6.75 FEET TO A POINT; THENCE TURN TO THE RIGHT AND RUN WESTERLY PARALLEL WITH THE NORTHERN BOUNDARY OF THE S1/2 OF SAID LOT 2, BLOCK 14 A DISTANCE OF 60 FEET TO A POINT; THENCE TURN TO THE RIGHT AND RUN NORTHERLY A DISTANCE OF 6.75 FEET TO POINT OF BEGINNING OF THE PROPERTY HEREIN CONVEYED.

LESS AND EXCEPT THE FOLLOWING PROPERTY:

BEGIN AT THE SW CORNER OF THE S1/2 OF LOT 2, BLOCK 14 ACCORDING TO JOSEPH SQUIRE'S MAP OF THE TOWN OF HELENA, ALABAMA, WHICH POINT OF BEGINNING IN THE SW CORNER OF THAT CERTAIN PROPERTY CONVEYED TO THE TOWN OF HELENA, ALABAMA BY DEED FROM T.S. WALLACE AND WIFE, EUGINA WALLACE RECORDED IN DEED BOOK 187, PAGE 375 IN THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE

SOUTHERN BOUNDARY OF THE SAID S1/2 OF LOT 2, BLOCK 14 A DISTANCE OF 60 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 6.75 FEET TO A POINT; THENCE TURN TO THE RIGHT AND RUN WESTERLY PARALLEL WITH THE SOUTHERN BOUNDARY OF LOT 2, BLOCK 14 A DISTANCE OF 60 FEET TO A POINT; THENCE TURN TO THE RIGHT AND RUN NORTHERLY 6.75 FEET TO POINT OF BEGINNING OF THE PARCEL HEREIN CONVEYED.

Parcel IIII - Parcel # 13-5-15-3-002-002.001

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE SOUTH 04 DEG. 50 MIN. 46 SEC. WEST FOR A DISTANCE OF 1192.54 FEET; THENCE 3 DEG. 18 MIN. 32 SEC. TO THE RIGHT FOR A DISTANCE OF 85.44 FEET MEASURED (85.50 FEET MAP) TO THE POINT OF BEGINNING; THENCE 89 DEG. 53 MIN. 26 SEC. TO THE LEFT FOR A DISTANCE OF 59.97 FEET MEASURED (60.00 FEET MAP); THENCE 89 DEG. 31 MIN. 46 SEC. TO THE RIGHT FOR A DISTANCE OF 23.16 FEET; THENCE 1 DEG. 50 MIN. 14 SEC. TO THE RIGHT FOR A DISTANCE OF 6.88 FEET MEASURED (6.75 FEET MAP); THENCE 88 DEG. 35 MIN. 04 SEC. TO THE RIGHT FOR A DISTANCE OF 59.99 FEET MEASURED (60 FEET MAP); THENCE 89 DEG. 56 MIN. 23 SEC. TO THE RIGHT FOR A DISTANCE OF 30.09 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

ALSO: LOTS 1, 2, 3 AND 4, BLOCK 14, ACCORDING TO JOSEPH SQUIRE'S MAP OF HELENA, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, IN PLAT BOOK 3 PAGE 121 AND 121-A; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

20061004001344910 3/3
Bk: LR200616 Pg:11827
Jefferson County, Alabama
10/04/2006 08:15:20 AM D
Fee - \$9.50
Deed Tax -\$500.00
Total of Fees and Taxes-\$509.50
LASHUNTA

Jefferson 25%
Shelby 75%



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