



20070123000034920 1/2 \$35.00  
Shelby Cnty Judge of Probate, AL  
01/23/2007 10:41:21AM FILED/CERT

**SEND TAX NOTICE TO:**

Joseph Habshey  
3807 Helena Road  
Helena, AL 35080

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

**CORPORATION FORM WARRANTY DEED**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF Shelby**

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 County, Alabama, towit:

**SEE ATTACHED SCHEDULE "A" FOR LEGAL DESCRIPTION.**

**This Deed is being prepared without benefit of Title.**

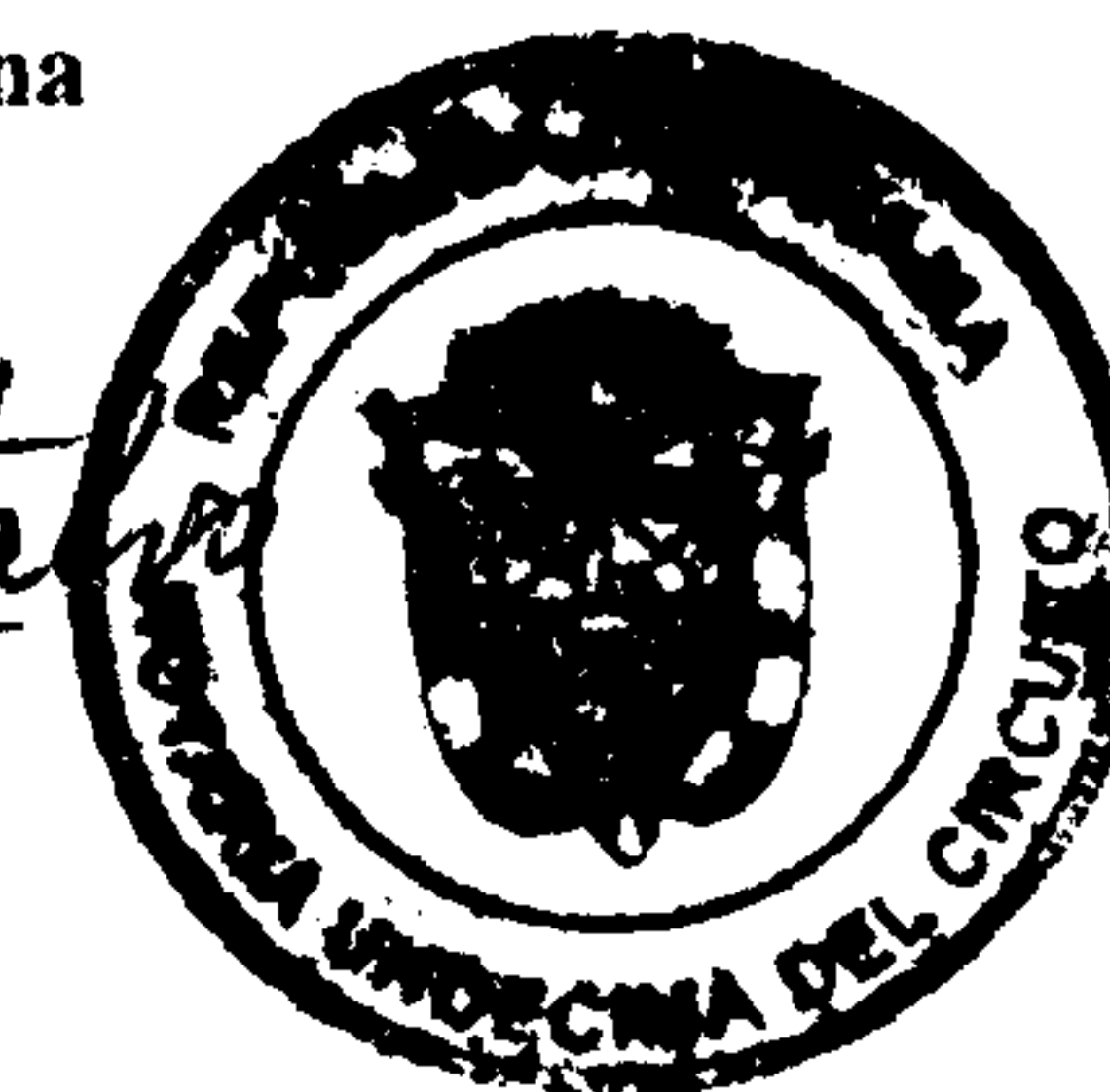
TO HAVE AND TO HOLD To the said Grantee(s) his/her/their heirs and assigns forever.

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 **President**, who is authorized to execute this conveyance, has hereto set its signature and seal, this 18 day of January, 2007.

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

By: Ana Graciela E. Montalvo  
Ana Graciela E. Montalvo, President



STATE OF Panama  
COUNTY OF Panama

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 19th day of January, 2007, .

Notary Public.

My commission expires:

**Licdo. AUGUSTO C. AROSEMENA S.**  
**Notario Publico Undécimo**

(Seal)



CORPORATION FORM WARRANTY DEED  
Closers' Choice



**Schedule "A"**

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**Parcel I:**

LOT 1 AND THE NORTH 1/2 OF LOT 2, BLOCK 3, ACCORDING TO JOSEPH SQUIRE'S MAP OF TOWN OF HELENA AS RECORDED IN MAP BOOK 3, PAGE 121 IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF THE NORTH 1/2 OF LOT 2 OF BLOCK 3, JOSEPH SQUIRE'S MAP OF TOWN OF HELENA AND RUN N 0 DEGREES 13' 19" W ALONG THE WEST LINE OF BLOCK 3 AND EAST LINE OF SECOND STREET A DISTANCE OF 72.70 FEET; THENCE N 87 DEGREES 03' 30" E ALONG THE NORTH LINE OF LOT 1 AND SOUTH LINE OF SECOND AVENUE A DISTANCE OF 95.59 FEET; THENCE S 0 DEGREES 01' 38" W ALONG THE WEST LINE OF MAIN STREET A DISTANCE OF 75.00 FEET; THENCE S 88 DEGREES 25' 54" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF LOT 2 A DISTANCE OF 95.18 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, IN THE CITY OF HELENA, SHELBY COUNTY, ALABAMA.

**Parcel II:**

A PART OF LOT 1 IN BLOCK 5, ACCORDING TO MAP OF TOWN OF HELENA, AS DRAWN BY JOSEPH SQUIRE AS RECORDED IN MAP BOOK 3, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF BLOCK 5 AND RUN SOUTH ALONG THE WEST SIDE OF 2ND STREET 50 FEET TO POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG WEST SIDE OF 2ND STREET, 70 FEET; THENCE RUN WEST 150 FEET; THENCE NORTH 70 FEET; THENCE EAST 150 FEET TO POINT OF BEGINNING.

**Parcel III:**

A PART OF LOTS 2, 3, AND 4, IN BLOCK 5, ACCORDING TO JOSEPH SQUIRE'S MAP OF TOWN OF HELENA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID BLOCK 5, AND RUN N 0 DEGREES 13' 19" W ALONG WEST EDGE OF SECOND STREET, A DISTANCE OF 157.95 FEET TO THE NE CORNER OF LOT 2 IN BLOCK 5; THENCE S 89 DEGREES 20' 00" W ALONG THE NORTH LINE OF LOT 2 IN BLOCK 5, A DISTANCE OF 174.31 FEET TO THE EAST SIDE OF A BRANCH; THENCE IN A SOUTHERLY DIRECTION ALONG SAID BRANCH S 1 DEGREE 25' 33" E A DISTANCE OF 48.96 FEET; THENCE S 16 DEGREES 31' 18" E ALONG BRANCH 35.81 FEET; THENCE S 30 DEGREES 08' 47" E ALONG BRANCH 50.26 FEET; THENCE S 51 DEGREES 33' 11" E ALONG BRANCH 30.24 FEET; THENCE S 10 DEGREES 11' 16" E ALONG BRANCH 17.12 FEET TO THE NORTHERLY EDGE OF SECOND AVENUE; THENCE N 86 DEGREES 40' 44" E AND RUN ALONG NORTH SIDE OF SECOND AVENUE A DISTANCE OF 111.74 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, IN THE CITY OF HELENA, SHELBY COUNTY, ALABAMA.

**Parcel IV:**

A PART OF LOT 6, BLOCK 1, ACCORDING TO JOSEPH SQUIRE'S MAP OF TOWN OF HELENA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF LOT 10 OF BLOCK 1, JOSEPH SQUIRE'S MAP OF TOWN OF HELENA AND RUN N 1 DEGREE 34' 31" W ALONG WEST EDGE OF SAID BLOCK 1 A DISTANCE OF 147.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 1 DEGREE 34' 31" W A DISTANCE OF 42.93 FEET; THENCE N 89 DEGREES 28' 27" E A DISTANCE OF 46.96 FEET; THENCE S 0 DEGREES 49' 59" E A DISTANCE OF 42.92 FEET; THENCE S 89 DEGREES 28' 27" W A DISTANCE OF 46.40 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, IN THE CITY OF HELENA, SHELBY COUNTY, ALABAMA.

Shelby County, AL 01/23/2007  
State of Alabama

Deed Tax: \$20.00