

Send Tax Notice To:
Magnolia Management Group
503 Baronne Street
Helena, Alabama 35080

This instrument prepared by:
G. Alan Smith, Esquire
2976 Pelham Parkway, Ste C
Pelham, Alabama 35124

WARRANTY DEED

TITLE NOT EXAMINED BY PREPARER

20131223000489960 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
12/23/2013 03:34:51 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Three Thousand and 00/100 Dollars (\$3,000.00) to the undersigned grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Yelah Limited Partnership f/k/a Habshey Family Limited Partnership**, herein referred to as grantor does grant, bargain, sell and convey unto **Magnolia Management Group**, herein referred to as Grantee, the following described real estate situated in Shelby County, Alabama, to wit:

A certain lot and all houses and improvements thereon, known as Lot No. 6 on North side of "Buck Creek" lying between Buck Creek Alley and A.B.&C.R.R. Begin at Southeast corner of said lot and run northerly 240 feet to A.B.&C.R.R. right of way; thence Westerly along said right of way 93 feet; thence South 240 feet to said Buck Creek Alley; thence East along said alley, 93 feet to point of beginning, being a part of Southwest quarter (SW ¼) of the Northwest quarter (NW ¼), Section 15, Township 20, Range 3 West, Shelby County, Alabama.

Subject to all easements, restrictions, rights-of-way and covenants of record.

Habshey Family Limited Partnership legal name change to Yelah Limited Partnership July 23, 2004.

TO HAVE AND TO HOLD Unto the said Grantee her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal this the 21st day of October, 2013.

WITNESS:

YELAH LIMITED PARTNERSHIP,
BY ITS GENERAL PARTNER,
MAGNA MANAGEMENT, INC.

____ (Seal)

Ana Graciela E. Montalvo (Seal)
Ana Graciela E. Montalvo, President,
Magna Management, Inc.

STATE OF _____)

_____ COUNTY)

COUNTRY OF _____)

Shelby County, AL 12/23/2013
State of Alabama
Deed Tax: \$3.00

I, _____, a Notary Public in and for said County, in said State, in Country of _____ hereby certify that _____, whose name as President of Magna Management, LLC, General Partner of Yelah Limited Partnership, 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 she executed the same voluntarily and with full authority as such officer for such corporation in its capacity as President on the day the same bears date.

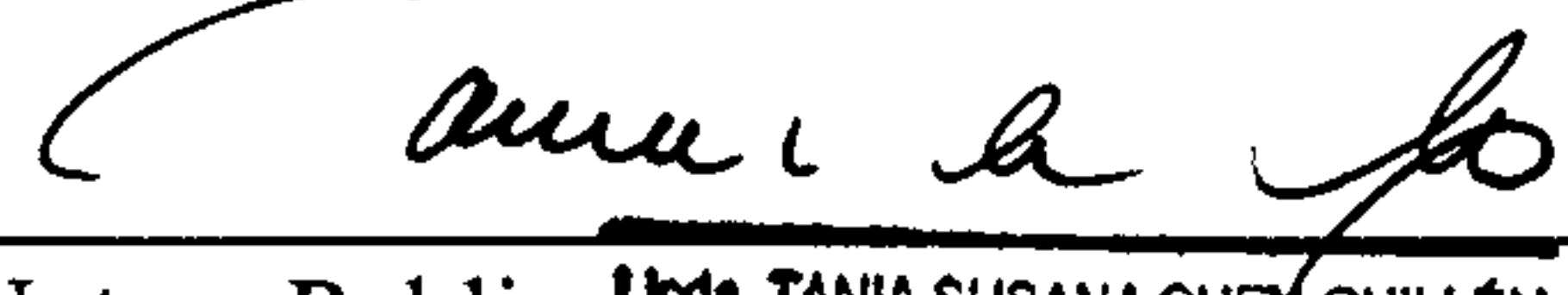
Given under my hand and official seal this ____ day of October, 2013

Notary Public
My Commission Expires:


STATE OF PANAMA)
PANAMA)
COUNTY)
COUNTRY OF PANAMA)

I, TANIA CHEN GUILLEN, a Notary Public in and for said County, in said State, in Country of Panama hereby certify that ANA GRACIELA E. MONTALVO, whose name as President of Magna Management, LLC, General Partner of Yelah Limited Partnership, 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 she executed the same voluntarily and with full authority as such officer for such corporation in its capacity as President on the day the same bears date.

Given under my hand and official seal this 21 day of October, 2013


Notary Public **Linda TANIA SUSANA CHEN GUILLÉN**
Notaria Pública Segunda
My Commission Expires: May, 2014




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Real Estate Sales Validation Form

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

Grantor's Name YELAH LIMITED PARTNERSHIP
Mailing Address 3491 HELENA ROAD
HELENA, AL 35080

Grantee's Name MAGNOLIA MANAGEMENT GROUP
Mailing Address 503 BARONNE STREET
HELENA, AL 35080

Property Address 923 DAVIDSON DRIVE
HELENA, AL 35080

Date of Sale OCTOBER 21, 2013
Total Purchase Price \$ 3,000.00

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
☒ 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 to property and their current mailing address.


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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 _____

Print _____

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1