

Send Tax Notice To:  
Magnolia Management Group  
3491 Helena Road  
Helena, Alabama 35080

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

**CORRECTIVE WARRANTY DEED**

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

STATE OF ALABAMA )

*CORRECTS INST 20131223 000489990*

) KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY )

That in consideration of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00) 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, Inc.**, herein referred to as Grantee, the following described real estate situated in Shelby County, Alabama, to wit:

**Commence at the NW corner of the SW ¼ of the NW ¼ of Section 15, Township 20 South, Range 3 West; thence run S00°00'00"E along the West line of said ¼ - ¼ section for 266.87 feet; thence run S71°04'26"E for 1190.64 feet; thence run N07°38'38"E for 257.23 feet; thence run N81°55'19"W for 101.34 feet to the southerly right of way of the CSX Railroad; thence S77°37'23"W along said right of way for 33.69 feet; thence run S76°31'03"W for 124.28 feet to the Point of Beginning; thence run S07°37'29"W for 75.00 feet; thence run S74°53'38"W for 100.00 feet; thence run N07°37'29"E for 75.00 feet; thence run N74°53'38"E for 100.00 feet to the Point of Beginning. Situated in 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.**

**This deed is being re-recorded due to Inc. being inadvertently omitted from the Grantee's name in the body and also to reflect the correction of LLC to Inc. in the notary.**

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 19<sup>th</sup> day of August, 2014.

WITNESS:

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

\_\_\_\_ (Seal)

*[Signature]*  
Ana Graciela E. Montalvo, President,  
Magna Management, Inc.

\_\_\_\_ (Seal)

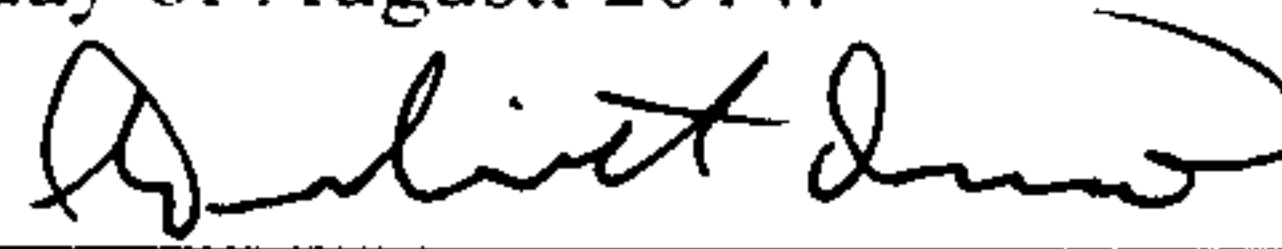


20140929000304190 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
09/29/2014 12:00:27 PM FILED/CERT

STATE OF Panama )  
Panama )  
COUNTY )  
COUNTRY OF Panama )

I, Juliett Ivett Osorio Caicedo, 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, Inc., 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 19 day of August, 2014.



Notary Public  
My Commission Expires: 2019



20140929000304190 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
09/29/2014 12:00:27 PM FILED/CERT