

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\*\***

*CORRECTS INST. 20131223000489900*

STATE OF ALABAMA            )  
  )     **KNOW ALL MEN BY THESE PRESENTS**  
SHELBY COUNTY                )

That in consideration of **One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00)** 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, Inc** herein referred to as Grantee, the following described real estate situated in Shelby County, Alabama, to wit:

**\*See attached Exhibit A**

**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)

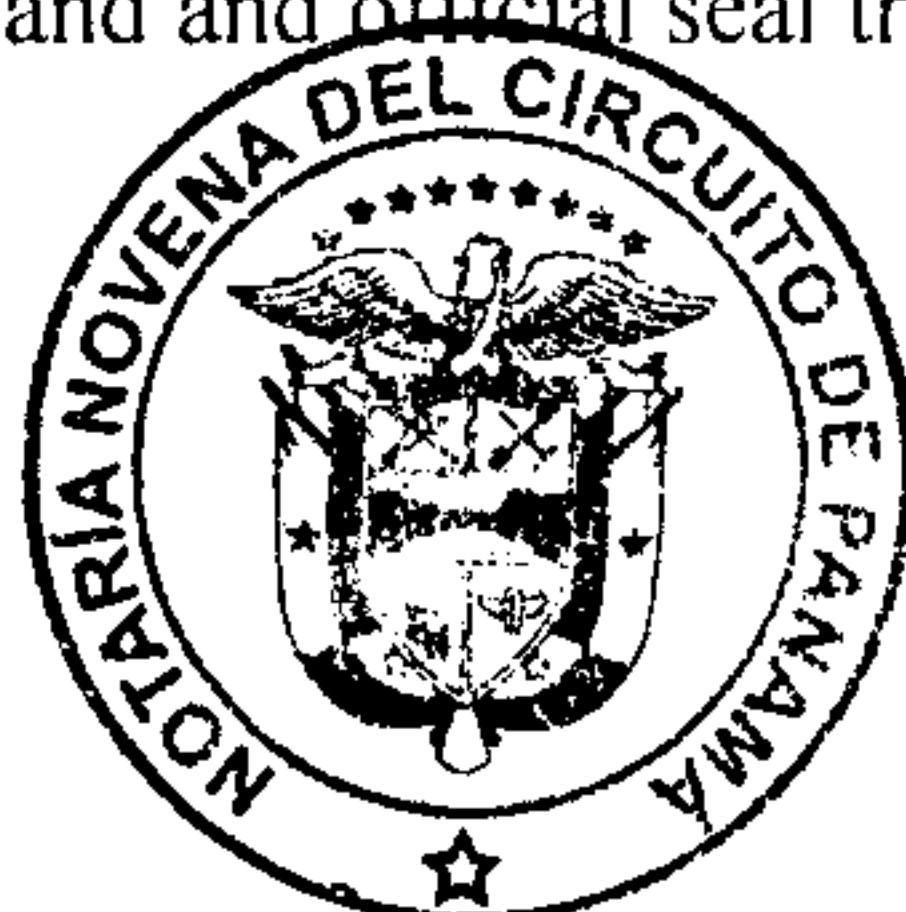
  
(Seal)  
Ana Graciela E. Montalvo, President,  
Magna Management, Inc.

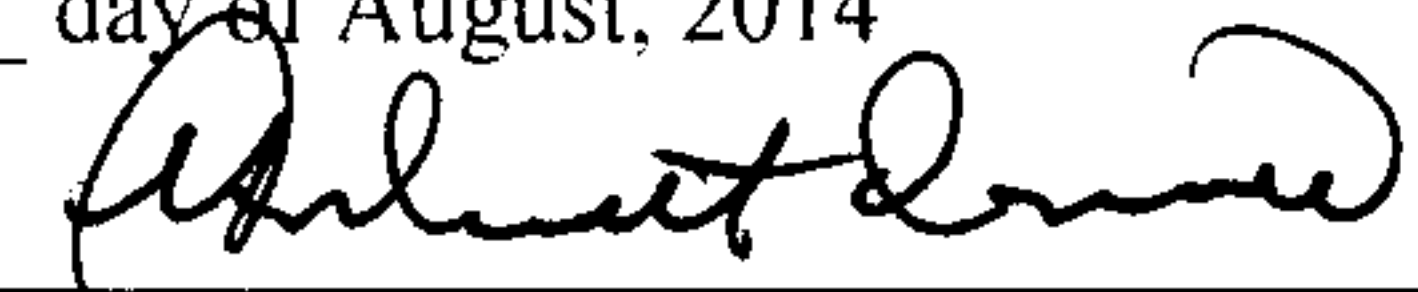
STATE OF Panama            )  
  )  
Panama COUNTY                )  
  )  
COUNTRY OF Panama        )

  
20140929000304200 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
09/29/2014 12:00:28 PM FILED/CERT

I, Juliett I. 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     2019  
My Commission Expires:

## EXHIBIT "A"

### Legal Description

#### OLD DEPOT:

Commence at the SW corner of Lot 1 of Old Town Helena as recorded in Map Book 22 Page 26, in Shelby County, Alabama; thence North 3 deg. 18 min. 44 sec. West along the westerly boundary line of Lots 1-8 of said Old Town Helena, a distance of 227.17 feet; thence South 86 deg. 41 min. 16 sec. West a distance of 12 feet to a point, said point being the SW corner of Lot 9 of said Old Town Helena; thence South 69 deg. 33 min. 59 sec. West a distance of 278.32 feet to the Point of Beginning; thence South 5 deg. 40 min. 17 sec. West and run a distance of 99.29 feet to the North right of way of Lake Davidson Lake (50 foot ROW); thence North 84 deg. 19 min. 43 sec. West and along said right of way, run a distance of 90.0 feet; thence North 5 deg. 40 min. 17 sec. East and leaving said right of way, run a distance of 99.29 feet; thence South 84 deg. 19 min. 43 sec. East and run a distance of 90.00 feet to the Point of Beginning.

#### NEW DEPOT:

Commence at the SW corner of Lot 1 of Old Town Helena as recorded in Map Book 22 Page 26, in Shelby County, Alabama; thence North 3 deg. 18 min. 44 sec. West along the Westerly boundary line of Lots 1-8 of said Old Town Helena a distance of 222.17 feet; thence South 86 deg. 41 min. 16 sec. West a distance of 12 feet to a point, said point being the SW corner of Lot 9 of said Old Town Helena; thence South 69 deg. 33 min. 59 sec. West a distance of 278.32 feet; thence North 84 deg. 19 min. 43 sec. West and run a distance of 90.0 feet to the Point of Beginning; thence South 5 deg. 40 min. 17 sec. West and run a distance of 99.29 feet to the north right of way of Lake Davidson Lane (50 foot ROW); thence North 84 deg. 19 min. 43 sec. West and along said right of way and run a distance of 49.76 feet to a point of a curve to right having a central angle of 92 deg. 44 min. 39 sec. a radius of 25 feet and subtended by a chord which bears North 37 deg. 57 min. 23 sec. West a chord distance of 36.19 feet; thence along the arc of said curve run a distance of 40.97 feet to the end of said curve and a point lying on the easterly right of way of Alabama Highway # 261 (80 foot ROW); thence North 7 deg. 34 min. 34 sec. East and along said right of way run a distance of 73.13 feet; thence South 84 deg. 19 min. 43 sec. East and leaving said right of way run a distance of 72.30 feet to the Point of Beginning.

Old Depot and New Depot being situated in the SE 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama.

