

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: 20131223000489960

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

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, Inc.**, 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.

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 ____ 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.

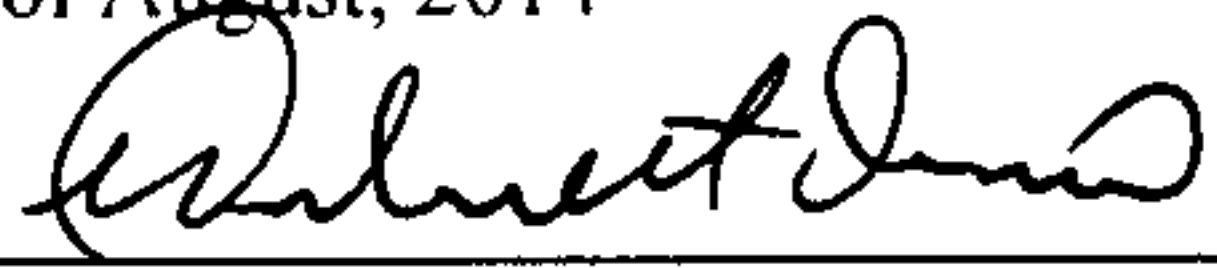


20140929000304220 1/2 \$18.00
Shelby Cnty Judge of Probate: AL
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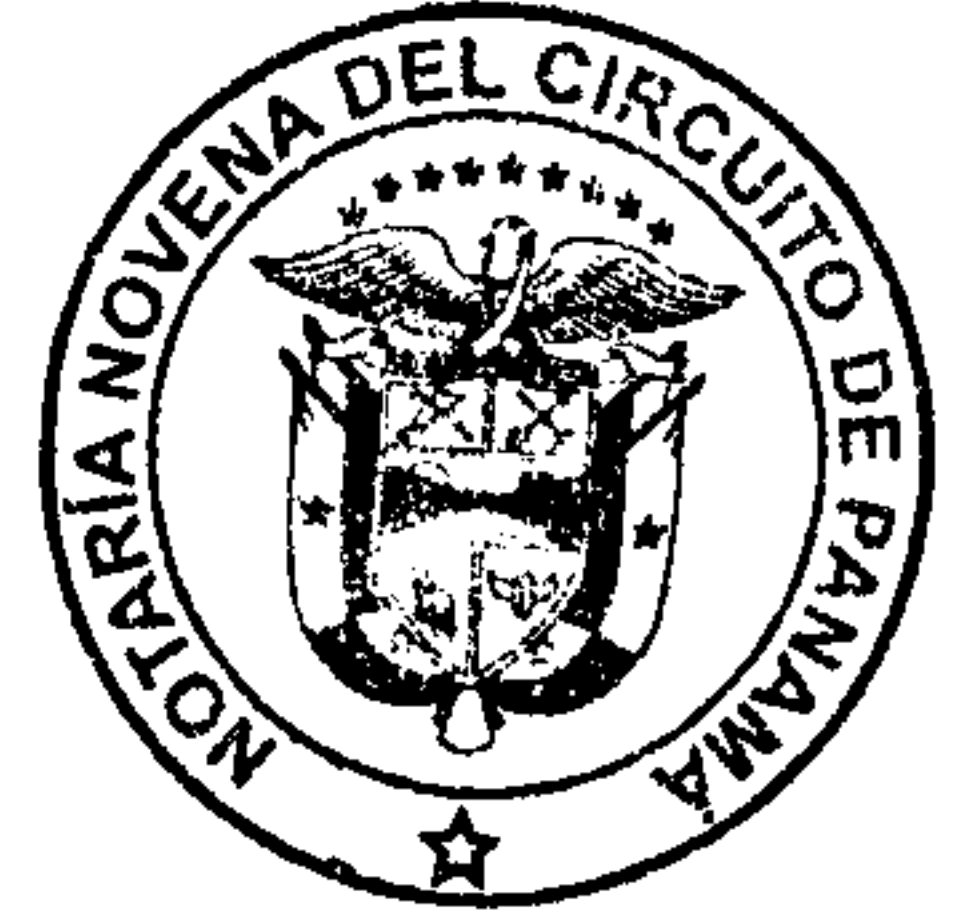
STATE OF Panama)
)
Panama COUNTY)
)
COUNTRY OF Panama)

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



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Shelby Cnty Judge of Probate, AL
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