

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

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

CORRECTIVE WARRANTY DEED

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

CORRECTS INST. 2013122300048740

STATE OF ALABAMA)
) **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:

A parcel of land situated in Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; described as follows:

Commence at the SW corner of said Section 15; thence run North along the West section line 3707.30 feet; thence turn right 108 deg. 58 min. 39 sec. and run Southwest 1187.83 feet to a point on the North bank of Buck Creek and the Point of Beginning; thence turn left 101 deg. 17 min. 55 sec. and run North 257.71 feet to the South side of a 20 foot alley; thence turn right 90 deg. 27 min. 2 sec. and run East along said alley 63.34 feet; thence turn right 90 deg. 0 min. 0 sec. and run South 269.45 feet to a point on the North bank of Buck Creek; thence turn right 100 deg. 50 min. 53 sec. and run northwest along the North side of said creek 62.42 feet, more or less to the point of beginning.

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 19th day of August, 2014.

WITNESS:

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



Ana Graciela E. Montalvo, President,
Magna Management, Inc.

_____(Seal)

_____(Seal)



20140929000304260 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
09/29/2014 12:00:34 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



20140929C00304260 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
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