

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\*\***

*COMMITTS INST. 20131223000489930*

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

That in consideration of **Three Hundred and 00/100 Dollars (\$300.00)** 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 house and lot at 910 Davidson Drive, Helena, AL 35085, more particularly described as: Commence at a point where the S boundary of the AB & ARR railroad right of way crosses the land line between the SE¼ of the NW¼ and the SW ¼ of the NW ¼ of §15, Twp 20S. R3W and run thence S along said land line 60 feet to an alley (made by agreement); run thence W along said alley 80 feet to the point of beginning of land herein conveyed: Thence continue in the same direction W along said alley 100 feet to the right of way of the AB & ARR Railroad; thence run E along said railroad right of way to a point 80 feet from the E boundary of said ¼ ¼ § on a line parallel to the alley herein referred to (which said point is also the NW corner of a lot formerly conveyed to John A. Sharp and Mary Ella Sharp); thence turn right and run S parallel with the E boundary of said ¼ ¼ § to the point of beginning. Assigned ad valorem tax ID# 13.5.15.2.001.038.**

**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:

\_\_\_\_\_ (Seal)

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

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

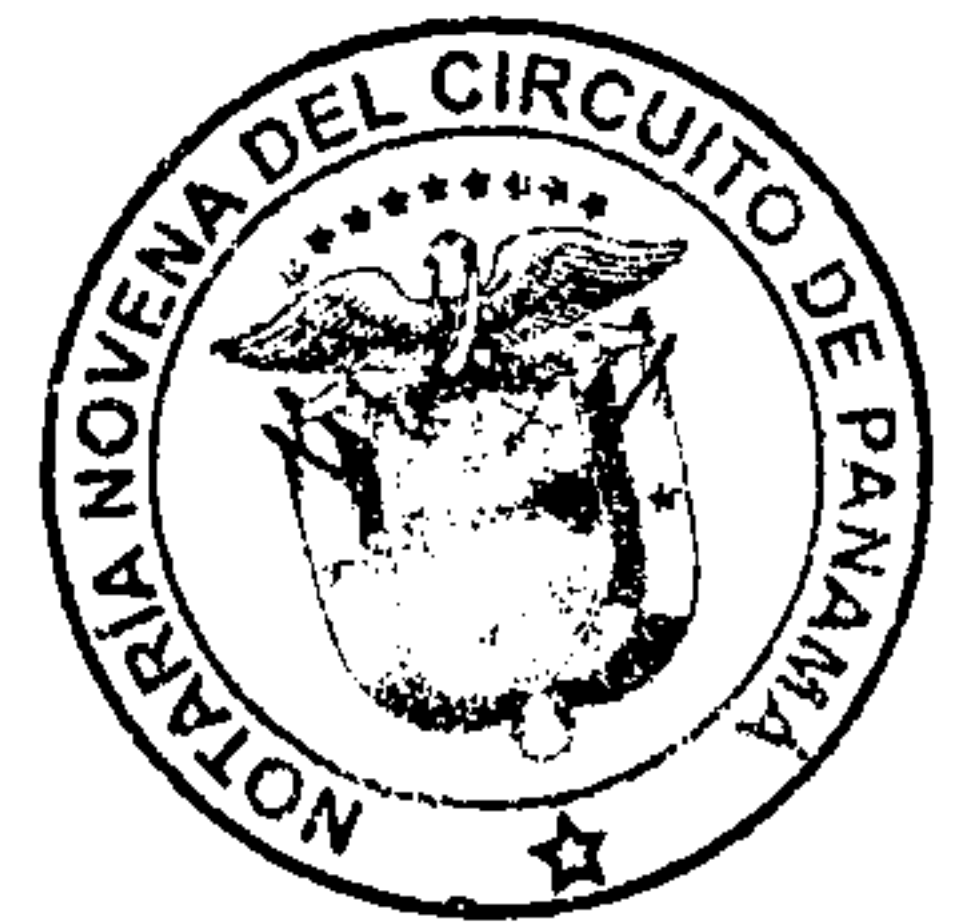
  
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Shelby Cnty Judge of Probate, AL  
09/29/2014 12:00:35 PM FILED/CERT


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



  
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Shelby Cnty Judge of Probate, AL  
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