

**ACTION OF THE GENERAL PARTNER  
OF  
YELAH LIMITED PARTNERSHIP  
  
ACTING BY UNANIMOUS WRITTEN CONSENT  
IN LIEU OF MEETING**

THE UNDERSIGNED, being the sole General Partner of YELAH LIMITED PARTNERSHIP (the "Partnership"), acting by written consent in lieu of meeting, state as follows:

WHEREAS, YELAH LIMITED PARTNERSHIP is the owner of the real properties listed on Exhibit "A" attached hereto (the "Properties");

WHEREAS, YELAH LIMITED PARTNERSHIP, for good and valuable consideration acknowledged and received, has agreed to grant an Accommodation Mortgage on the Properties in favor of Sensible Loans, Inc. to secure a loan in the amount of \$567,000.00 by Sensible Loans, Inc. to L&S Management Group, Inc.;

WHEREAS, the subject Properties do not represent all or substantially all of the assets of YELAH LIMITED PARTNERSHIP;

NOW, THEREFORE, BE IT RESOLVED that YELAH LIMITED PARTNERSHIP does hereby ratify, approve, confirm and hereby authorizes the Accommodation Mortgage on the Properties in favor of Sensible Loans, Inc. to secure a loan in the amount of \$567,000.00 by Sensible Loans, Inc. to L&S Management Group, Inc.

IN WITNESS WHEREOF, the undersigned partners have executed this document effective this \_\_\_\_ day of September, 2014.

*Mortgage recorded in  
inst. 20140925000300310*


GENERAL PARTNER:




MAGNA MANAGEMENT, INC.

By: Ana Graciela E. Montalvo

Its: President

  
20140929000304300 1/6 \$29.00  
Shelby Cnty Judge of Probate, AL  
09/29/2014 12:00:38 PM FILED/CERT



 <b>First American Title™</b>	<b>Title Insurance Commitment</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Exhibit A</b>	

File No.: 1408162

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

HABSHEY FAMILY LIMITED PARTNERSHIP NKA YELAH LIMITED PARTNERSHIP - 10 PARCELS, THE FIRST 9 PARCELS IN SHELBY COUNTY, ALABAMA. THE LAST PARCEL IN JEFFERSON COUNTY, ALABAMA.

PARCEL 1 (PIN # 13-5-15-3-005-009.000, SOURCE OF TITLE - INSTRUMENT 20020509000219810)

A PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 20, RANGE 3 WEST, THE SAME BEING A PART OF LOTS 4 AND 5 IN BLOCK 4 IN THE TOWN OF HELENA, ALABAMA, ACCORDING TO THE MAP AND SURVEY OF JOSEPH SQUIRE AND BOUNDED AS FOLLOWS: COMMENCE AT A POINT ON THE WEST EDGE OF SECOND STREET, SAID POINT BEING 200 FEET SOUTH 1 DEGREES 30 MINUTES WEST (AT OR NEAR 3 DEGREES 20 MINUTES VARIATION) FROM THE NE CORNER OF BLOCK 4; THENCE SOUTHERLY ALONG EAST EDGE OF BLOCK 4, 50 FEET; THENCE WESTERLY ALONG THE DIVIDING LINE BETWEEN LOTS 5 AND 6 150 FEET; THENCE NORTHERLY 50 FEET; THENCE EASTERLY ALONG THE DIVIDING LINE BETWEEN LOTS 4 AND 5 150 FEET, TO THE POINT OF BEGINNING.

PARCEL 2 (PIN # 13-5-15-3-005-003.001, SOURCE OF TITLE - INSTRUMENT 20020509000219840)

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 3, ACCORDING TO THE MAP OF THE TOWN OF HELENA; THENCE RUN NORTHERLY ALONG THE WEST RIGHT OF WAY LINE OF MAIN STREET 238.0' TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED, THENCE CONTINUE NORTHERLY ALONG SAID RIGHT OF WAY LINE 72.83' TO A POINT, THENCE 91 DEG. 35' LEFT AND RUN WESTERLY ALONG THE SOUTH PROPERTY LINE OF LOT 5, 96.10' TO A POINT OF THE EAST RIGHT OF WAY LINE OF SAID SECOND STREET, THENCE 88 DEG. 06'56" LEFT AND RUN SOUTHERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID SECOND STREET 72.42' TO A POINT, THENCE 91 DEG. 38'04" LEFT AND RUN EASTERLY 96.47' TO THE POINT OF BEGINNING.

PARCEL 3 (PIN # 13-5-15-3-006-001.000, SOURCE OF TITLE - INSTRUMENT 1999-33878)

A PART OF LOT 1, BLOCK 15, ACCORDING TO JOSEPH SQUIRE'S MAP OF HELENA, AS RECORDED IN MAP BOOK 3, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID BLOCK 15 AND RUN WEST ALONG THE SOUTH SIDE OF 3RD AVENUE TO THE EAST SIDE OF 2ND STREET THENCE SOUTH ALONG 2ND STREET FIFTY FEET, THENCE EAST ACROSS SAID BLOCK 15 TO THE WEST SIDE OF MAIN STREET, THENCE NORTH ALONG THE WEST SIDE OF MAIN STREET TO THE POINT OF BEGINNING.

PARCEL 4 (PIN # 13-5-15-3-006-002.000, SOURCE OF TITLE - INSTRUMENT 1999-33878)

PART I OF PARCEL 4:



A PART OF LOT 1, BLOCK 15, ACCORDING TO JOSEPH SQUIRE'S MAP OF HELENA, AS RECORDED IN MAP BOOK 3, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THIRD AVENUE AND MAIN STREET, AND RUN SOUTH ALONG THE WEST SIDE OF MAIN STREET 50 FEET TO A POINT OF BEGINNING. THENCE CONTINUE SOUTH ALONG THE WEST SIDE OF MAIN STREET 50 FEET; THENCE WEST TO THE EAST SIDE OF SECOND STREET, THENCE NORTH ALONG THE EAST SIDE OF SECOND STREET, 50 FEET, THENCE EAST TO POINT OF BEGINNING.

PART II OF PARCEL 4:

PART OF LOT 1, IN BLOCK 15, ACCORDING TO JOSEPH SQUIRE'S MAP OF HELENA, AS RECORDED IN MAP BOOK 3, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THIRD AVENUE AND MAIN STREET IN TOWN OF HELENA, ALABAMA AND RUN SOUTH ALONG THE WEST SIDE OF MAIN STREET 100 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH ALONG WEST SIDE OF MAIN STREET 50 FEET, THENCE WEST TO THE EAST SIDE OF 2ND STREET, THENCE NORTH ALONG THE EAST SIDE OF 2ND STREET, 50 FEET, THENCE EAST TO POINT OF BEGINNING.

PARCEL 5 (PIN # 13-5-15-2-001-030.000, SOURCE OF TITLE - INSTRUMENT 20061222000625280)

METES AND BOUNDS DESCRIPTION OF LOT 1 AND THE NORTH HALF OF LOT 2, BLOCK 14 OF JOSEPH SQUIRE'S MAP OF THE TOWN OF HELENA COMPILED AS A SINGLE UNIT.

BEGIN AT A POINT ON THE EAST RIGHT OF WAY LINE OF MAIN STREET IN HELENA, ALABAMA 50.0' SOUTH OF THE MAIN LINE TRACK OF THE L&N RAILROAD, THENCE RUN EAST-SOUTHEAST ALONG SAID SOUTH RIGHT OF WAY LINE OF SAID L&N RAILROAD A DISTANCE OF 140.0' TO A POINT, THENCE TURN AN ANGLE OF 84 DEGREES 20 MINUTES TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 18.0' TO A POINT, THENCE TURN AN ANGLE OF 13 DEGREES 20 MINUTES TO THE LEFT AND CONTINUE SOUTHERLY A DISTANCE OF 68.0' TO A POINT, THENCE TURN AN ANGLE OF 96 DEGREES 36 MINUTES TO THE RIGHT AND RUN WESTERLY A DISTANCE OF 141.70' TO A POINT ON THE EAST RIGHT OF WAY LINE OF MAIN STREET, THENCE TURN AN ANGLE OF 89 DEGREES 39 MINUTES TO THE RIGHT AND RUN NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF MAIN STREET A DISTANCE OF 6.75' TO A POINT, THENCE TURN AN ANGLE OF 90 DEGREES 0 MINUTES TO THE RIGHT AND RUN EASTERLY ALONG THE SOUTH LINE OF LOT 2 A DISTANCE OF 60.0' TO A POINT, THENCE TURN AN ANGLE OF 90 DEGREES 0 MINUTES TO THE LEFT AND RUN NORTHERLY ALONG THE EAST LINE OF SAME SAID LOT 2 A DISTANCE OF 30.0' TO A POINT, THENCE TURN AN ANGLE OF 90 DEGREES 0 MINUTES TO THE LEFT AND RUN WESTERLY ALONG THE EXACT MIDDLE LINE OF SAME SAID LOT 2 A DISTANCE OF 60.0' TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAME SAID MAIN STREET, THENCE TURN AN ANGLE OF 90 DEGREES 0 MINUTES TO THE RIGHT AND RUN NORTHERLY ALONG SAID EAST LINE OF SAID MAIN STREET A DISTANCE OF 78.75' TO THE POINT OF BEGINNING, MARKED ON EACH CORNER WITH A STEEL REBAR PIN AS OF DATE OF SURVEY.

ALSO THE FOLLOWING PROPERTY:

BEGIN AT THE NW CORNER OF THE S1/2 OF LOT 2, BLOCK 14 OF JOSEPH SQUIRE'S MAP OF THE TOWN OF HELENA, ALABAMA. RUN THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERN BOUNDARY OF THE S1/2 OF SAID LOT 2, BLOCK 14 A DISTANCE OF 60 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 6.75 FEET TO A POINT; THENCE TURN TO THE RIGHT AND RUN WESTERLY PARALLEL WITH THE NORTHERN BOUNDARY OF THE S1/2 OF SAID LOT 2, BLOCK 14 A DISTANCE OF 60 FEET TO A POINT; THENCE TURN TO THE RIGHT AND RUN NORTHERLY A DISTANCE OF 6.75 FEET TO POINT OF BEGINNING OF THE PROPERTY HEREIN CONVEYED.

LESS AND EXCEPT THE FOLLOWING PROPERTY:

BEGIN AT THE SW CORNER OF THE S1/2 OF LOT 2, BLOCK 14 ACCORDING TO JOSEPH SQUIRE'S MAP OF THE TOWN OF HELENA, ALABAMA, WHICH POINT OF BEGINNING IN THE SW CORNER OF THAT CERTAIN PROPERTY CONVEYED TO THE TOWN OF HELENA, ALABAMA BY DEED FROM T.S. WALLACE AND WIFE, EUGINA WALLACE RECORDED IN DEED BOOK 187, PAGE 375 IN THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF THE SAID S1/2 OF LOT 2, BLOCK 14 A DISTANCE OF 60 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 6.75 FEET TO A POINT; THENCE TURN TO THE RIGHT AND RUN WESTERLY PARALLEL WITH THE SOUTHERN BOUNDARY OF LOT 2, BLOCK 14 A



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DISTANCE OF 60 FEET TO A POINT; THENCE TURN TO THE RIGHT AND RUN NORTHERLY 6.75 FEET TO POINT OF BEGINNING OF THE PARCEL HEREIN CONVEYED.

PARCEL 6 (PIN # 13-5-15-3-002-002.001, SOURCE OF TITLE - INSTRUMENT 20061222000625280)

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE SOUTH 04 DEG. 50 MIN. 46 SEC. WEST FOR A DISTANCE OF 1192.54 FEET; THENCE 3 DEG. 18 MIN. 32 SEC. TO THE RIGHT FOR A DISTANCE OF 85.44 FEET MEASURED (85.50 FEET MAP) TO THE POINT OF BEGINNING; THENCE 89 DEG. 53 MIN. 26 SEC. TO THE LEFT FOR A DISTANCE OF 59.97 FEET MEASURED (60.00 FEET MAP); THENCE 89 DEG. 31 MIN. 46 SEC. TO THE RIGHT FOR A DISTANCE OF 23.16 FEET; THENCE 1 DEG. 50 MIN. 14 SEC. TO THE RIGHT FOR A DISTANCE OF 6.88 FEET MEASURED (6.75 FEET MAP); THENCE 88 DEG. 35 MIN. 04 SEC. TO THE RIGHT FOR A DISTANCE OF 59.99 FEET MEASURED (60 FEET MAP); THENCE 89 DEG. 56 MIN. 23 SEC. TO THE RIGHT FOR A DISTANCE OF 30.09 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

ALSO: LOTS 1, 2, 3 AND 4, BLOCK 14, ACCORDING TO JOSEPH SQUIRE'S MAP OF HELENA, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, IN. PLAT BOOK 3 PAGE 121 AND 121-A; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL 7 (PIN # 13-5-15-3-002-002.000, SOURCE OF TITLE - INSTRUMENT 20020509000219830)

LOTS 5, 6, 7, 8, 9, 10 AND 11 IN BLOCK 14 ACCORDING TO MAP OF TOWN OF HELENA, ALABAMA, DRAWN BY JOSEPH SQUIRE AS RECORDED IN MAP BOOK 3, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SW 1/4 OF NW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, AND RUN SOUTH ALONG EAST BOUNDARY LINE OF SAID SW 1/4 OF NW 1/4 OF SAID SECTION 15 A DISTANCE OF 1323.9 FEET; THENCE RUN NORTH 88 DEG. 32' EAST 47 FEET TO EAST SIDE OF MAIN STREET IN TOWN OF HELENA; THENCE RUN SOUTH 1 DEG. 28' EAST 58.6 FEET TO POINT OF BEGINNING OF LANDS HEREIN DESCRIBED; THENCE CONTINUE SOUTH 1 DEG. 28' EAST 175 FEET; THENCE RUN NORTH 88 DEG. 32' EAST 45 FEET; THENCE RUN NORTH 1 DEG. 28' WEST 175 FEET; THENCE RUN SOUTH 88 DEG. 32' WEST 45 FEET TO POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF LOT 4, BLOCK 14 RECORDED IN MAP BOOK 3, PAGE 121 AS MAY BE DESCRIBED IN THE ABOVE RECITED METES AND BOUNDS DESCRIPTION.

PARCEL 8 (PIN # 13-5-15-3-005-003.000, SOURCE OF TITLE - INSTRUMENT 20020509000219860)

BEGIN AT THE SE CORNER OF LOT 8, BLOCK 3 ACCORDING TO SQUIRE'S MAP OF THE TOWN OF HELENA AS SHOWN IN MAP BOOK 3, PAGE 121, OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE NORTHERLY ALONG THE WESTERLY R.O.W. OF HELENA ROAD FOR A DISTANCE OF 75.00 FT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 90°55'22" AND RUN WESTERLY FOR A DISTANCE OF 99.60 FT. TO THE EASTERLY R.O.W. OF SECOND ST.; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 91° 05'28" AND RUN SOUTHERLY ALONG SECOND ST. FOR A DISTANCE OF 74.48 FT.; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 89°11'59" AND RUN EASTERLY FOR A DISTANCE OF 102.23 FT. TO THE POINT OF BEGINNING: SAID PARCEL BEING THE SAME AS DESCRIBED IN DEED BOOK 336 AT PAGE 17, OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

PARCEL 9 (PIN # 13-5-15-3-006-007.000, SOURCE OF TITLE - INSTRUMENT 2000-42316)

A PART OF LOTS 10, 11, 12 & 13 IN BLOCK 15, ACCORDING TO THE SURVEY OF THE TOWN OF HELENA, AS RECORDED IN MAP BOOK 3, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.



BEGIN AT THE NORTHWEST CORNER OF SAID LOT 10 AS DESCRIBED ABOVE; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 96.14 FEET; THENCE TURN RIGHT 104°32'42" AND GO 60.00 FEET; THENCE TURN RIGHT 13°32'17" AND GO 45.29 FEET; THENCE TURN RIGHT 1°49'59" AND GO 59.04 FEET; THENCE TURN RIGHT 0°52'03" AND GO 85.80 FEET TO THE EAST LINE OF LOT 13; THENCE TURN RIGHT 152°43'05" AND RUN NORTH 222.77 FEET TO THE POINT OF BEGINNING.

PARCEL 10 (PIN # 42-01-4-000-018.000, SOURCE OF TITLE - INSTRUMENT 9863/5093)

PART I OF PARCEL 10:

ALL OF THAT PART OF THE W 1/2 OF THE N 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 20, RANGE 4 WEST, WHICH LIES EAST, OF THE MONTEVALLO HIGHWAY, ALSO KNOWN AS THE MORGAN GENERY GAP HIGHWAY, LESS AND EXCEPT ONE ACRE THEREIN IN THE NW CORNER OF SAID TRACT OF LAND, HERETOFORE CONVEYED TO JAMES MCCREE. SITUATED IN JEFFERSON COUNTY, ALABAMA.

PART II OF PARCEL 10:

BEGIN AT THE NW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 20, RANGE 4 WEST; RUN EAST ALONG THE NORTH BOUNDARY LINE OF SAID 1/4-1/4 SECTION 370 FEET, MORE OR LESS, TO THE EAST BOUNDARY LINE OF MONTEVALLO HIGHWAY; THENCE TURN 78 DEGREES 6 MINUTES TO THE RIGHT 183.7 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST MENTIONED COURSE A DISTANCE OF 25 FEET; THENCE 78 DEGREES 6 MINUTES LEFT 208.7 FEET; THENCE 101 DEGREES 52 MINUTES LEFT 50 FEET; THENCE TURN LEFT AND RUN WEST TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. SITUATED IN JEFFERSON COUNTY, ALABAMA, BESSEMER DIVISION.



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Shelby Cnty Judge of Probate, AL  
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A handwritten signature in dark ink, appearing to be 'G. M.' or similar, located in the bottom right corner of the page.

## NAME AFFIDAVIT

Before me, the undersigned authority, this day personally appeared Ana Graciela de Bernat ("Affiant") who being by me first duly sworn, affirmed as follows:

Affiant is one and the same person as: Ana Graciela E. Montalvo.

  
(SIGNATURE)

Ana Graciela de Bernat  
(PRINT NAME OF AFFIANT)

COUNTRY OF PANAMA

COUNTY OF PANAMA

I, the undersigned authority, a Notary Public in and for the said State and in said Country, hereby certify that ANA GRACIELA DE BERNAT, who is known to me, acknowledged before me on this day that, being informed of the contents of this affidavit, executed the same voluntarily on this date.

Sworn to and subscribed before me this 22<sup>ND</sup> day of September, 2014.

\_\_\_\_\_  
Signature of Notary  
Commission Expiration: 2019

Yo, **Licda. Juliett Osorio**, Notaria Pública Novena del Circuito de Panamá, con Cédula No. 8-321-334.

### CERTIFICO:


Que dada la certeza de la identidad del (los) sujeto(s) que firmó (firmaron) el presente documento, su(s) firma(s) es (son) auténtica(s).

**23 SEP 2014**


Panamá, \_\_\_\_\_

\_\_\_\_\_  
Testigo

\_\_\_\_\_  
Testigo

  
\_\_\_\_\_  
**Licda. Juliett Osorio**  
Notaria Pública Novena...



  
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