

Send Tax Notice To:

This instrument prepared by:

Shelby County, AL 07/29/2016  
State of Alabama  
Deed Tax: \$170.00

WARRANTY DEED  
\*\*TITLE NOT EXAMINED BY PREPARER\*\*

20160729000266080 1/3 \$191.00  
Shelby Cnty Judge of Probate, AL  
07/29/2016 09:41:39 AM FILED/CERT

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

That in consideration of One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00) to the undersigned grantor, **Magnolia Management Group**, a corporation, in hand paid by **Regional Investments, Inc.**, hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A".

SUBJECT TO: (1) Taxes for the year 2016 and subsequent years, (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) Mineral and mining rights, if any. (4) Easement as shown on recorded plat.

TO HAVE AND TO HOLD To the said Grantee his/her/their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee(s) his/her/their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its, who is authorized to execute this conveyance, has hereto set its signature and seal, this 28 day of July, 2016.

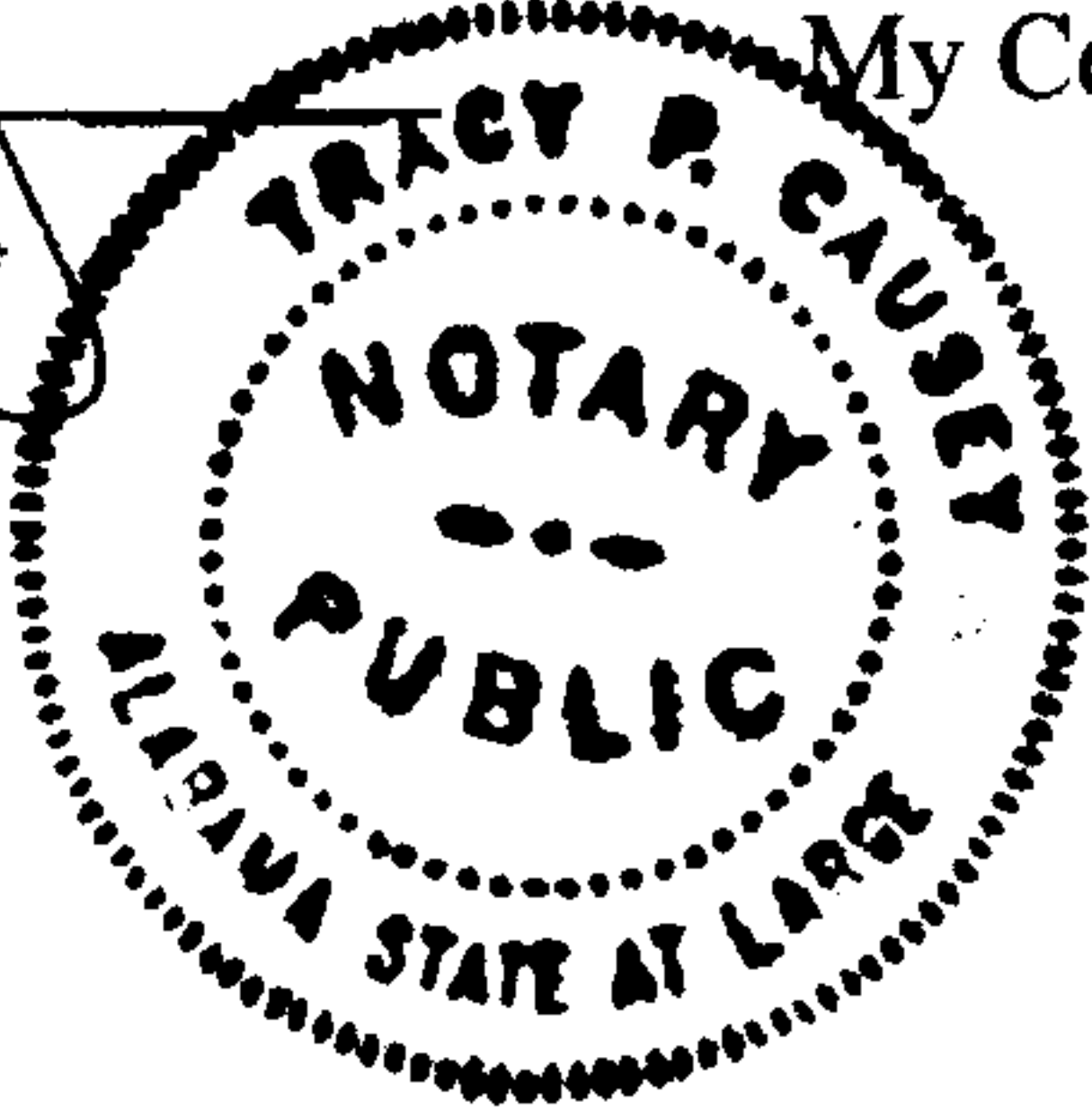
ATTEST: Magnolia Management Group, Inc.  
\_\_\_\_\_(Seal) By: Robert G. Moss (SEAL)  
President of Magnolia Management Group, Inc.

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert G. Moss whose name is signed to the foregoing conveyance, and which is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of July, 2016.

Tracy P. Causey  
Notary Public  
(Seal)



NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Dec 13, 2016

My Commission Expires: \_\_\_\_\_



**EXHIBIT “A”**


**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 own 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 222.27 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 ¼ of the NW ¼ of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama.

  
20160729000266080 2/3 \$191.00  
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# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name MAGNOLIA MANAGEMENT  
Mailing Address GROUP  
509 BARONIE ST  
HELENA, AL 35080

Grantee's Name REGIONAL INVESTMENT INC  
Mailing Address 3491 HELENA ROAD  
HELENA, AL 35080

Property Address 26 LAKE DAVIS DR  
HELENA, AL 35080

Date of Sale 28 JULY 2016  
Total Purchase Price \$ 170,000.00

or  
Actual Value \$ 170,000.00

or  
Assessor's Market Value \$ \_\_\_\_\_



20160729000266080 3/3 \$191.00  
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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7-29-16

Print JOSEPH HABSHEN

☐ Unattested  
(verified by) \_\_\_\_\_

Sign Joseph Habshen  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1