


**This instrument prepared by:**

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

Shelby County, AL 07/29/2016  
State of Alabama  
Deed Tax:\$1.50

**EXHIBIT A**

COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE RUN S00°00'00" E ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION FOR 266.87 FEET; THENCE RUN S71°04'26" E FOR 1190.64 FEET; THENCE RUN N07°38'38" E FOR 257.23 FEET; THENCE RUN N81°55'19" W FOR 101.34 FEET TO THE SOUTHERLY RIGHT OF WAY OF THE CSX RAILROAD; THENCE S77°37'23" W ALONG SAID RIGHT OF WAY FOR 33.69 FEET; THENCE RUN S76°31'03" W FOR 124.28 FEET TO THE POINT OF BEGINNING; THENCE RUN S07°37'29" W FOR 75.00 FEET; THENCE RUN S74°53'38" W FOR 100.00 FEET; THENCE RUN N07°37'29" E FOR 75.00 FEET; THENCE RUN N74°53'38" E FOR 100.00 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

  
20160729000266100 2/3 \$22.50  
Shelby Cnty Judge of Probate, AL  
07/29/2016 09:41:41 AM FILED/CERT

# 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 Grantee's Name REGIONAL INVESTMENT LLC  
Mailing Address GROUP Mailing Address 3491 HELENA ROAD  
509 BARONIE ST HELENA, AL 35050  
Property Address NO ADDRESS Date of Sale 7-28-16  
Total Purchase Price \$ 1500.00  
or  
Actual Value \$ 1500.00  
or  
Assessor's Market Value \$ \_\_\_\_\_

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 HABSHEV

Sign

Joseph Habshev

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20160729000266100 3/3 \$22.50  
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Form RT-1