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

STATE OF ALABAMA SHELBY COUNTY	) KNOW .	ALL MEN BY THESE PRESENTS	
undersigned grantor, Magnoli Inc., hereinafter, Grantee(s)	ia Management G the receipt of which nd convey unto the	roup, a corporation, in hand paid by Regional Investments ch is hereby acknowledged, the said Grantor does by these said Grantee(s) the following described real estate, situated in	
SEE ATTACHED EXH	IBIT "A".		
	vay, limitations, co	16 and subsequent years, (2) Easements, Restrictions, ovenants and conditions of record, if any, (3) Mineral shown on recorded plat.	
TO HAVE AND TO H	IOLD To the said (	Grantee his/her/their heirs and assigns forever.	
heirs and assigns, that it is encumbrances unless otherwise and that it will, and its succ	lawfully seized in se noted above, that essors and assigns	essors and assigns, covenant with said Grantee(s) his/her/thein fee simple of said premises, that they are free from all tit has a good right to sell and convey the same as aforesaid shall, warrant and defend the same to the said Grantee(stagainst the lawful claims of all persons.	
IN WITNESS WHERI hereto set its signature and sea	EOF, the said Grand, this day of,	ntor by its, who is authorized to execute this conveyance, has 5014, 2016.	
ATTEST:	Magnolia Management Group, Inc.		
	(Seal)	By: Robert B. Mossa (SEAL)  President of Magnolia Management Group, Inc	
STATE OF ALABAMA SHELBY COUNTY			
	his day, that being	ablic in and for said County, in said State, hereby certify that ned to the foregoing conveyance, and which is known to me informed of the contents of the conveyance she executed the	
Given under my hand a	and official seal this	30 day of 50/4, 2016.	
MM (Japan)	P. Contract	My Commission Expires:  My Commission Expires:	

Notary Publica

(Seal)

20160729000266100 1/3 \$22.50 Shelby Cnty Judge of Probate, AL 07/29/2016 09:41:41 AM FILED/CERT

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°53'38M 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

Shelby Cnty Judge of Probate; AL 07/29/2016 09:41:41 AM FILED/CERT

## Real Estate Sales Validation Form

assument must be filed in accordance with Code of Alabama 1975 Section 10-22-1

Grantor's Name	Document must be filed in acco			KEGIONAL INVESTMENT!		
Mailing Address	MAGNOUP MAKAC			3491 HELEMA ROAD		
	509 BARONE ST			HALEND, AC 35050		
	HELEND, BC 35	080				
Property Address	NO ADDNESS	<del></del> -	Date of Sale	<b>*</b>		
	<u></u>	<b></b> -	Total Purchase Price	\$ 1500,00		
	·	- Δ	or ctual Value	\$ 1500.00		
		_	or			
		Asse	essor's Market Value	\$		
evidence: (check o Bill of Sale Sales Contrac		nentary e				
Closing Statement  If the conveyance document presented for recordation contains all of the required information referenced						
above, the filing of	this form is not required.					
		Instruc				
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	y 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 <a href="Code of Alabama 1975">Code of Alabama 1975</a> § 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 <a href="Code of Alabama 1975">Code of Alabama 1975</a> § 40-22-1 (h).						
Date 7-29-16		Print	JOSEPH H	135° H EV		
Unattested		Sign	and Wall	Le contraction de la contracti		
	'verified by)	_	(Grantor/Grante	e/Owner/Agent) circle one		

20160729000266100 3/3 \$22.50 Shelby Cnty Judge of Probate, AL 07/29/2016 09:41:41 AM FILED/CERT Form RT-1