

Send Tax Notice To:

This instrument prepared by:

WARRANTY DEED
TITLE NOT EXAMINED BY PREPARER

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

That in consideration of Three Hundred and 00/100 Dollars (\$300.00) 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:

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 SE ¼ of the NW ¼ and the SW ¼ of the NW ¼ of Section 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 Section 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 Section to the point of beginning. Assigned ad valorem tax ID# 13.5.15.2.001.038

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)
20160729000266130 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
07/29/2016 09:41:44 AM FILED/CERT
Shelby County, AL 07/29/2016
State of Alabama
Deed Tax: \$.50

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.

[Signature]
Notary Public
(Seal)
NOTARY PUBLIC
STATE OF ALABAMA

My Commission Expires Dec 13, 2016
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
COMMISSION EXPIRES: Dec 13, 2016

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 BARONET ST
HELLEN, AL 35080

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

Property Address NO ADDRESS

Date of Sale 7-28-16

Total Purchase Price \$ 300.00

or

Actual Value \$ 300.00

or

Assessor's Market Value \$ _____



20160729000266130 2/2 \$18.50
Shelby Cnty Judge of Probate, AL
07/29/2016 09:41:44 AM FILED/CERT

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 HABHELY

☐ Unattested

(verified by)

Sign Joseph Habhely

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1