

Send Tax Notice To:

This instrument prepared by:

3

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

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

That in consideration of Five Thousand and 00/100 Dollars (\$5,000.00) 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:

A parcel of land situated in Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, containing 10,135 square feet, more or less, described as follows:

Commence at the intersection of the South right-of-way of an alley and the West right-of-way of State Highway #261; thence run West along said alley right of way a distance of 349.49 feet (355.09' Meas.) to the POINT OF BEGINNING: thence continue Westerly along last course a distance of 40.00 feet; thence turn 90 deg. 27'02" and run Southerly 270 feet (249.55' Meas.) to a point on the North bank of Buck Creek; thence left 78 deg. 41' 55" and run Southeasterly along the North side of said creek 40 feet (40.79' Meas.); thence turn left 101 deg. 18'05" and run Northerly 257.71 feet (257.23' Meas.) to the POINT OF BEGINNING. According to the survey of Rodney Y. Shiflett, Ala. Reg. No. 21784, dated June 18, 2002.

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.

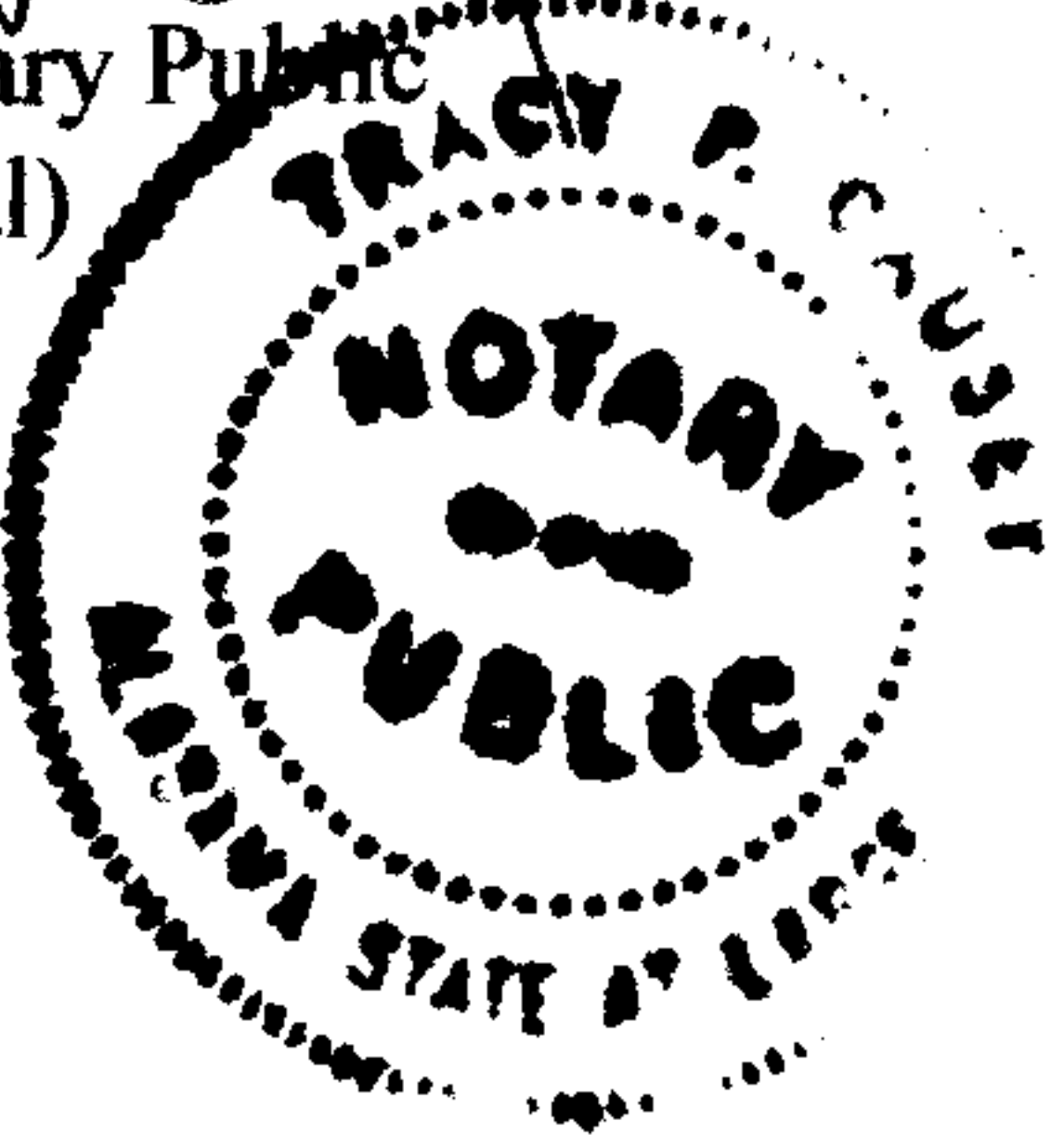
IN WITNESS WHEREOF, the said Grantor by its, who is authorized to execute this conveyance, has hereto set its signature and seal, this ____ day of _____, 2016.

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

STATE OF ALABAMA)
)
SHELBY COUNTY) 
) 20160729000266150 1/2 \$23.00
) Shelby Cnty Judge of Probate, AL
) 07/29/2016 09:41:46 AM FILED/CERT
Shelby County, AL 07/29/2016
State of Alabama
Deed Tax:\$5.00

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 20 day of July, 2016.

Tracy P. Causey
Notary Public
(Seal)


My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY 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 Grantee's Name REGIONAL INVESTMENT LLC
Mailing Address GROUP Mailing Address 3491 HELENA ROAD
509 BARCLAY ST HELENA, AL 35080
Property Address NO ADDRESS Date of Sale 7-28-16
Total Purchase Price \$ 5000.00
or
Actual Value \$ 5000.00
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 H HBSH EY

☐ Unattested

Sign

Joseph Hbshey

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20160729000266150 2/2 \$23.00
Shelby Cnty Judge of Probate, AL
07/29/2016 09:41:46AM FILED/CERT

Form RT-1