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

STATE OF ALABAMA SHELBY COUNTY	) KNOW ALL MEN BY THESE PRESENTS )
Management Group, a corpor which is hereby acknowledged	of <u>Five Thousand and 00/100 Dollars (\$5,000.00)</u> to the undersigned grantor, Magnolia ration, in hand paid by Regional Investments, Inc., hereinafter, Grantee(s) the receipt of the said Grantor does by these presents, grant, bargain, sell and convey unto the said bed real estate, situated in Shelby County, Alabama, to wit:
<b>_</b>	d in Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, feet, more or less, described as follows:
Highway #261; thence ruthe POINT OF BEGINN turn 90 deg. 27'02" and Creek; thence left 78 deg Meas.); thence turn left	ection of the South right-of-way of an alley and the West right-of-way of State in West along said alley right of way a distance of 349.49 feet (355.09' Meas.) to ING: thence continue Westerly along last course a distance of 40.00 feet; thence run Southerly 270 feet (249.55' Meas.) to a point on the North bank of Buck 41' 55" and run Southeasterly along the North side of said creek 40 feet (40.79' 101 deg. 18'05" and run Northerly 257.71 feet (257.23' Meas.) to the POINT OF g to the survey of Rodney Y. Shiflett, Ala. Reg. No. 21784, dated June 18, 2002.
reservations, rights-of-w	xes for the year 2016 and subsequent years, (2) Easements, Restrictions, ay, limitations, covenants and conditions of record, if any, (3) Mineral and Easement as shown on recorded plat.
TO HAVE AND TO H	OLD To the said Grantee his/her/their heirs and assigns forever.
assigns, that it is lawfully seize noted above, that it has a good	for itself, its successors and assigns, covenant with said Grantee(s) his/her/their heirs and in fee simple of said premises, that they are free from all encumbrances unless otherwised right to sell and convey the same as aforesaid, and that it will, and its successors and the same to the said Grantee(s) his/her/their heirs, executors and assigns forever, against.
IN WITNESS WHERE its signature and seal, this	EOF, the said Grantor by its, who is authorized to execute this conveyance, has hereto se, 2016.
ATTEST:	Magnolia Management Group, Inc.
	(Seal) By: West & Missing (SEAL)  President of Magnolia Management Group, Inc.
STATE OF ALABAMA SHELBY COUNTY	Shelby County, AL 07/29/2016  20160729000266150 1/2 \$23.00  Shelby County, AL 07/29/2016  State of Alabama  Deed Tax:\$5.00  07/29/2016 09:41:46 AM FILED/CERT
I, the undersigned au acknowledged before me on to voluntarily on the day the same	thority, a Notary Public in and for said County, in said State, hereby certify that hose name is signed to the foregoing conveyance, and which is known to me his day, that being informed of the contents of the conveyance she executed the same bears date.
	and official seal this day of July, 2016.
Malle	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 Mailing Address	MAGNONIA MAKAC. GNOUP  509 BARONYE 5+  HELEND, BC 35	Mailing Address	REGIONAL INVESTMENT IN 3491 HELENA ROAD 14 ALENA, AL 35080	
Property Address	KO ADORESS	Date of Sale Total Purchase Price or Actual Value		
		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 Other  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.				
		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 <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 Code of Alabama 1975 § 40-22-1 (h).				
Date 7-29-//		Print JOSEPH HUBS	4 15/	
Unattested		Sign July Grantor/Grante	ee/Owner/Agent) circle one	

20160729000266150 2/2 \$23.00 Shelby Cnty Judge of Probate, AL

07/29/2016 09:41:46 AM FILED/CERT

Form RT-1