

This instrument prepared by:

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

KNOW ALL MEN BY THESE PRESENTS

)

SEE ATTACHED EXHIBIT "A".

TO HAVE AND TO HOLD To the said Grantee his/her/their heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor by its, who is authorized to execute this conveyance, has hereto set its signature and seal, this 21st day of July, 2016.

Magna Management, Inc.

By: (SEAL)
General Partner of Yelah Limited Partnership

Ana Graciela E. Montalvo a.k.a. Ana Graciela de Bernat, President

)

)

Given under my hand and official seal this 21 day of July, 2016.

My Commission Expires: 17/9/2014-2019

Licda. Julieta Osorio
Notaria Pública Novena

20160801000269940 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/01/2016 01:08:20 PM FILED/CERT

EXHIBIT A

A part of Lot 1, in Block 5, according to the Map of the Town of Helena, Alabama, drawn by Joseph Squire recorded in Map Book 3, Page 121, being more particularly described as follows:

Begin at the Northeast corner of said Lot 1, in Block 5, and run Southerly along the West side of Second Street 50 feet; thence run Westerly parallel with 1st Avenue 150 feet; run thence Northerly parallel with Second Street 50 feet to the South line of 1st Avenue; run thence Easterly along the South line of 1st Avenue 150 feet to the Point of Beginning. Situated in Shelby County, Alabama.



20160801000269940 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name YELAN LIMITED PARTNERSHIP
Mailing Address 3491 HELENA ROAD
HELENA, AL 35080

Grantee's Name REGIONAL INVESTMENTS INC
Mailing Address P.O. Box 812
HELENA AL 35080

Property Address 775 2ND STREET
HELENA, AL 35080

Date of Sale 7-25-2016
Total Purchase Price \$ 1685.00
or
Actual Value \$ 1685.00
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 ☐ Appraisal
☐ 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 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 _____

Print JOSEPH HABSHAY

☐ Unattested

(verified by)

Sign

Joseph Habshay
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

