

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 Fourteen Thousand Two Hundred Five and 00/100 Dollars (\$14,205.00) to the undersigned grantor, Yelah Limited Partnership fka The Habshey Family Limited Partnership, 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 St. Clair County, Alabama, to wit:

**SEE ATTACHED EXHIBIT "A"**

**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(s) 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 21<sup>st</sup> day of July, 2016.

ATTEST:

Magna Management, Inc.

\_\_\_\_\_  
(Seal)By: *Ana Graciela E. Montalvo* (SEAL)  
General Partner of Yelah Limited Partnership

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

STATE OF ALABAMA       )  
                                   )  
 SHELBY COUNTY         )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ 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 21 day of July, 2016.

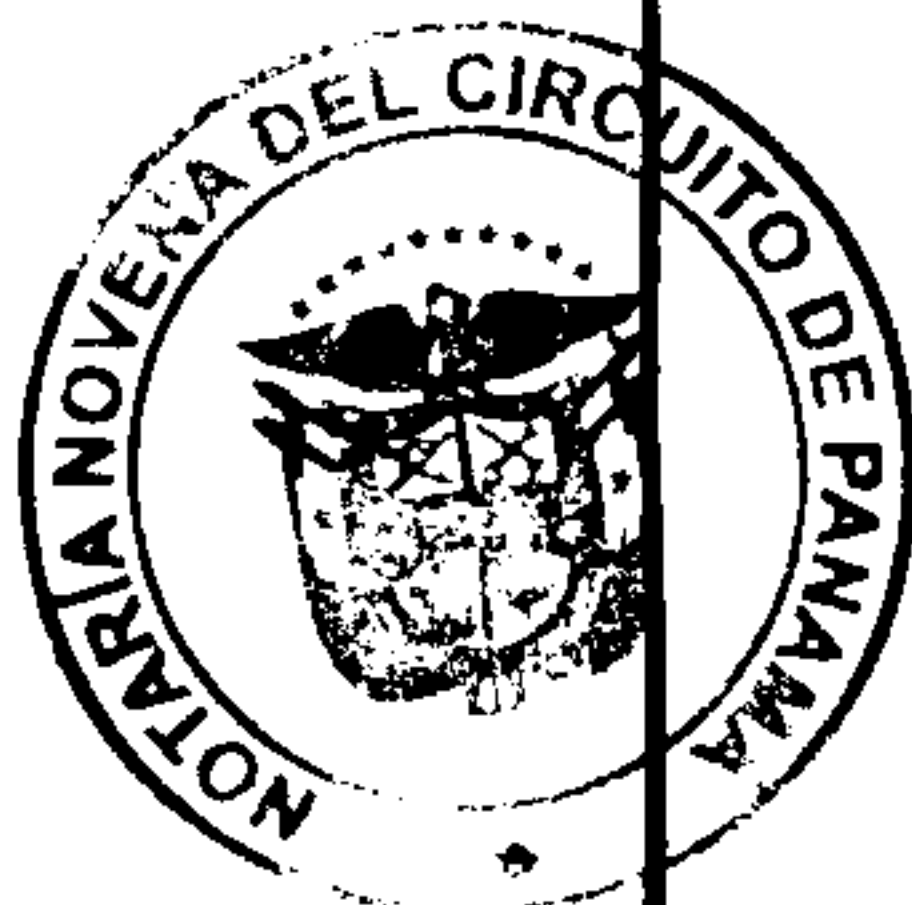
My Commission Expires: 12/19/2018 - 2019

Notary Public  
 (Seal)       *Licda. Julieta Osorio*  
 Notaria Pública Novena



20160801000269950 1/3 \$35.50  
 Shelby Cnty Judge of Probate, AL  
 08/01/2016 01:08:21 PM FILED/CERT

Shelby County, AL 08/01/2016  
 State of Alabama  
 Deed Tax: \$14.50




**EXHIBIT "A"**

**A PART OF LOTS 10, 11, 12 AND 13, BLOCK 15, ACCORDING TO THE MAP OF THE TOWN OF HELENA, ALABAMA AS DRAWN BY JOESPH SQUIRE, AS RECORDED IN MAP BOOK 3, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGIN AT THE NORTHEAST CORNER OF SAID LOT 10 AS DESCRIBED ABOVE; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 96.14 FEET; THENCE TURN RIGHT 104 DEG 52'42" AND GO 60.00 FEET; THENCE TURN RIGHT 13 DEG 32'17" AND GO 45.29 FEET; THENCE TURN RIGHT 1 DEG 49'59" AND GO 59.04 FEET; THENCE TURN RIGHT 0 DEG 52'03" AND GO 85.80 FEET TO THE EAST LINE OF LOT 13; THENCE TURN RIGHT 152 DEG 43'05" AND RUN NORTH 222.77 FEET TO THE POINT OF BEGINNING.**

**TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN INST. NO. 1994-24547.**

**NOTICE OF LIS PENDENS AS RECORDED IN 2000-39691 WHICH REFERENCES CONDEMNATION PROCEEDINGS COMMENCED IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA ON NOVEMBER 15, 2000. SELLER ASSIGNS HER RIGHTS UNDER THIS PROCEEDING TO PURCHASER.**

  
20160801000269950 2/3 \$35.50  
Shelby Cnty Judge of Probate, AL  
08/01/2016 01:08:21 PM FILED/CERT



# Real Estate Sales Validation Form

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

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

Grantee's Name REGIONAL INVESTMENTS INC  
Mailing Address P.O. BOX 817  
HELENA AL 35080

Property Address 3491 HELENA ROAD  
HELENA, AL 35080

Date of Sale 7-25-2016  
Total Purchase Price \$ 14205.00  
or  
Actual Value \$ 14205.00  
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 \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

