

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 Five Thousand Nine Hundred Ninety-Two and 00/100 Dollars (\$5,992.00) 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 Shelby 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 her 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 21st day of July, 2016.

ATTEST: Magna Management, Inc.

_____(Seal) By: [Signature] (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.



[Signature]
Notary Public Licda. Julieta Osorio
(Seal) Notaria Publica Novena

My Commission Expires: 17/9/2014-2019

Shelby County, AL 08/01/2016
State of Alabama
Deed Tax: \$6.00

20160801000270050 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
08/01/2016 01:08:31 PM FILED/CERT

EXHIBIT A

METES AND BOUNDS DESCRIPTION OF LOT 1 AND THE NORTH HALF OF LOT 2, BLOCK 14 OF JOSEPH SQUIRE'S MAP OF THE TOWN OF HELENA COMPILED AS A SINGLE UNIT.

BEGIN AT A POINT ON THE EAST RIGHT OF WAY LINE OF MAIN STREET IN HELENA, ALABAMA 50.0' SOUTH OF THE MAIN LINE TRACK OF THE L&N RAILROAD, THENCE RUN EAST-SOUTHEAST ALONG SAID SOUTH RIGHT OF WAY LINE OF SAID L&N RAILROAD A DISTANCE OF 140.0' TO A POINT, THENCE TURN AN ANGLE OF 84 DEGREES 20 MINUTES TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 18.0' TO A POINT, THENCE TURN AN ANGLE OF 13 DEGREES 20 MINUTES TO THE LEFT AND CONTINUE SOUTHERLY A DISTANCE OF 68.0' TO A POINT, THENCE TURN AN ANGLE OF 96 DEGREES 36 MINUTES TO THE RIGHT AND RUN WESTERLY A DISTANCE OF 141.70' TO A POINT ON THE EAST RIGHT OF WAY LINE OF MAIN STREET. THENCE TURN AN ANGLE OF 89 DEGREES 39 MINUTES TO THE RIGHT AND RUN NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF MAIN STREET A DISTANCE OF 6.75' TO A POINT, THENCE TURN AN ANGLE OF 90 DEGREES 0 MINUTES TO THE RIGHT AND RUN EASTERLY ALONG THE SOUTH LINE OF LOT 2 A DISTANCE OF 60.0' TO A POINT, THENCE TURN AN ANGLE OF 90 DEGREES 0 MINUTES TO THE LEFT AND RUN NORTHERLY ALONG THE EAST LINE OF SAME SAID LOT 2 A DISTANCE OF 30.0' TO A POINT, THENCE TURN AN ANGLE OF 90 DEGREES 0 MINUTES TO THE LEFT AND RUN WESTERLY ALONG THE EXACT MIDDLE LINE OF SAME SAID LOT 2 A DISTANCE OF 60.0' TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAME SAID MAIN STREET. THENCE TURN AN ANGLE OF 90 DEGREES 0 MINUTES TO THE RIGHT AND RUN NORTHERLY ALONG SAID EAST LINE OF SAID MAIN STREET A DISTANCE OF 78.75' TO THE POINT OF BEGINNING, MARKED ON EACH CORNER WITH A STEEL REBAR PIN AS OF DATE OF SURVEY. ALSO THE FOLLOWING PROPERTY:

BEGIN AT THE NW CORNER OF THE S1/2 OF LOT 2, BLOCK 14 OF JOSEPH SQUIRE'S MAP OF THE TOWN OF HELENA, ALABAMA. RUN THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERN BOUNDARY OF THE S1/2 OF SAID LOT 2, BLOCK 14 A DISTANCE OF 60 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 6.75 FEET TO A POINT; RIGHT AND RUN SOUTHERLY A DISTANCE OF 6.75 FEET TO A POINT; THENCE TURN TO THE RIGHT AND RUN WESTERLY PARALLEL WITH THE NORTHERN BOUNDARY OF THE S1/2 OF SAID LOT 2, BLOCK 14 A DISTANCE OF 60 FEET TO A POINT; THENCE TURN TO THE RIGHT AND RUN NORTHERLY A DISTANCE OF 6.75 FEET TO POINT OF BEGINNING OF THE PROPERTY HEREIN CONVEYED. LESS AND EXCEPT THE FOLLOWING PROPERTY:

BEGIN AT THE SW CORNER OF THE S1/2 OF LOT 2, BLOCK 14 ACCORDING TO JOSEPH SQUIRE'S MAP OF THE TOWN OF HELENA, ALABAMA, WHICH POINT OF BEGINNING IN THE SW CORNER OF THAT CERTAIN PROPERTY CONVEYED TO THE TOWN OF HELENA, ALABAMA BY DEED FROM T.S. WALLACE AND WIFE, EUGINA WALLACE RECORDED IN DEED BOOK 187, PAGE 375 IN THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE

20160801000270050 2/3 \$27.00
Shelby Cnty Judge of Probate, AL
08/01/2016 01:08:31 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 4114 HELENA ROAD
HELENA, AL 35080

Date of Sale 7-25-2016
Total Purchase Price \$ 5992.00
or
Actual Value \$ 5992.00
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 Joseph Habshay

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

