

Send Tax Notice To:

This instrument prepared by:



20160801000270070 1/1 \$18.00  
Shelby Cnty Judge of Probate, AL  
08/01/2016 01:08:33 PM FILED/CERT

**WARRANTY DEED**

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

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**

Shelby County, AL 08/01/2016  
State of Alabama  
Deed Tax: \$3.00

That in consideration of Two Thousand Eight Hundred Thirty-Six and 00/100 Dollars (\$2,836.00) 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: 3807 HELENA ROAD HELENA, AL 35080

Begin at the SE corner of Lot 8, Block 3, according to Squire's Map of the Town of Helena as shown in Map Book 3, page 121, in the Probate Office of Shelby County, Alabama; thence northerly along the Westerly right of way of Helena Road for a distance of 75.00 feet; thence turn an interior angle to the right of 90 deg. 55 min. 22 sec. and run westerly for a distance of 99.60 feet to the Easterly right of way of Second Street; thence turn an interior angle to the right of 91 deg. 05 min. 28 sec. and run southerly along Second Street for a distance of 74.48 feet; thence turn an interior angle to the right of 89 deg. 11 min. 59 sec. and run easterly for a distance of 102.23 feet to the Point of Beginning; said parcel being the same as described in Deed Book 336 at page 17 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**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.

Notary Public  
(Seal) Licda. Julieta Osorio  
Notaria Pública Noven

My Commission Expires: 12/19/2014-2019

SELLER ADDRESS  
3491 HELENA RD  
HELENA, AL 35080

PURCHASER ADDRESS  
P. O. Box 817  
HELENA, AL 35080

