

Send Tax Notice To:

This instrument prepared by:



20160809000282630 1/2 \$20.00

Shelby Cnty Judge of Probate, AL

08/09/2016 08:43:24 AM FILED/CERT

WARRANTY DEED

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Thousand Eight Hundred Twenty-Seven and 00/100 Dollars (\$1,827.00) to the undersigned grantor, Yelah Limited Partnership aka The Habshey Family Limited Partnership, a corporation, in hand paid by Legacy Holding, 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, towit: 3823 HELENA ROAD, HELENA, AL 35050

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 his/her/thier 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

Shelby County, AL 08/09/2016

State of Alabama

Deed Tax: \$2.00

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 4th day of August, 2016.

My Commission Expires: 17/9/2014-2019

Notary Public Eicda, Juliett Osorio
(Seal) Notaria Publica Novena



SELLERS ADDRESS
3491 HELENA AVE
HELENA, AL 35080

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

EXHIBIT "A"

20160809000282630 2/2 \$20.00
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COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 3, ACCORDING TO THE MAP OF THE TOWN OF HELENA; THENCE RUN NORTHERLY ALONG THE WEST RIGHT OF WAY LINE OF MAIN STREET 238.0' TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED, THENCE CONTINUE NORTHERLY ALONG SAID RIGHT OF WAY LINE 72.83' TO A POINT, THENCE 91 DEG. 35' LEFT AND RUN WESTERLY ALONG THE SOUTH PROPERTY LINE OF LOT 5, 96.10' TO A POINT OF THE EAST RIGHT OF WAY LINE OF SAID SECOND STREET, THENCE 88 DEG. 06' 56" LEFT AND RUN SOUTHERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID SECOND STREET 72.42' TO A POINT, THENCE 91 DEG. 28' 04" LEFT AND RUN EASTERLY 96.47' TO THE POINT OF BEGINNING.

.....(Seal)

.....(Seal)

.....(Seal)

.....(Seal)

STATE OF ALABAMA

General Acknowledgment