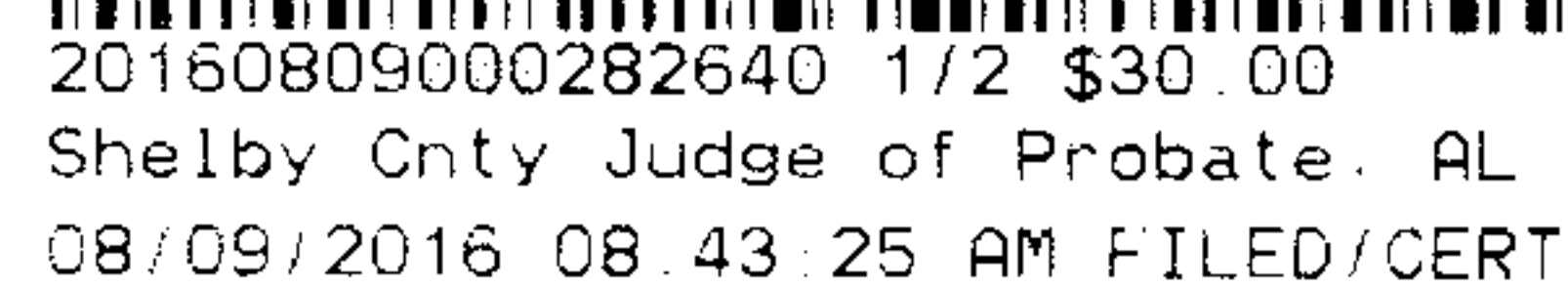


This instrument prepared by:



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

That in consideration of Twelve Thousand and 00/1000(&12,000.00) to the undersigned grantor, **Magnolia Management Group**, 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: 4055 HELEN A ROAD, HELEN, AL 35226

Lot 7,Block 1, Joseph Squire's Map of Helena, as recorded in Map Book 3, Page 121, in the Probate Office of 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 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 2 day of Aug, 2016.

Magnolia Management Group.

Shelby County, AL 08/09/2016
State of Alabama
Deed Tax:\$12 00

By: Robert S. Moss (SEAL)
President

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ROBERT MC CUS 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.



Notary Public
(Seal)

My Commission Expires: FEB 26, 2019

Real Estate Sales Validation Form

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

Grantor's Name MAGNOLIA MANAGEMENT
 Mailing Address GROUP
3491 HELENA ROAD
HELENA, AL 35091

Grantee's Name REGIOAL INVESTMENTS INC
 Mailing Address P.O. Box 817
HELENA, AL 35080

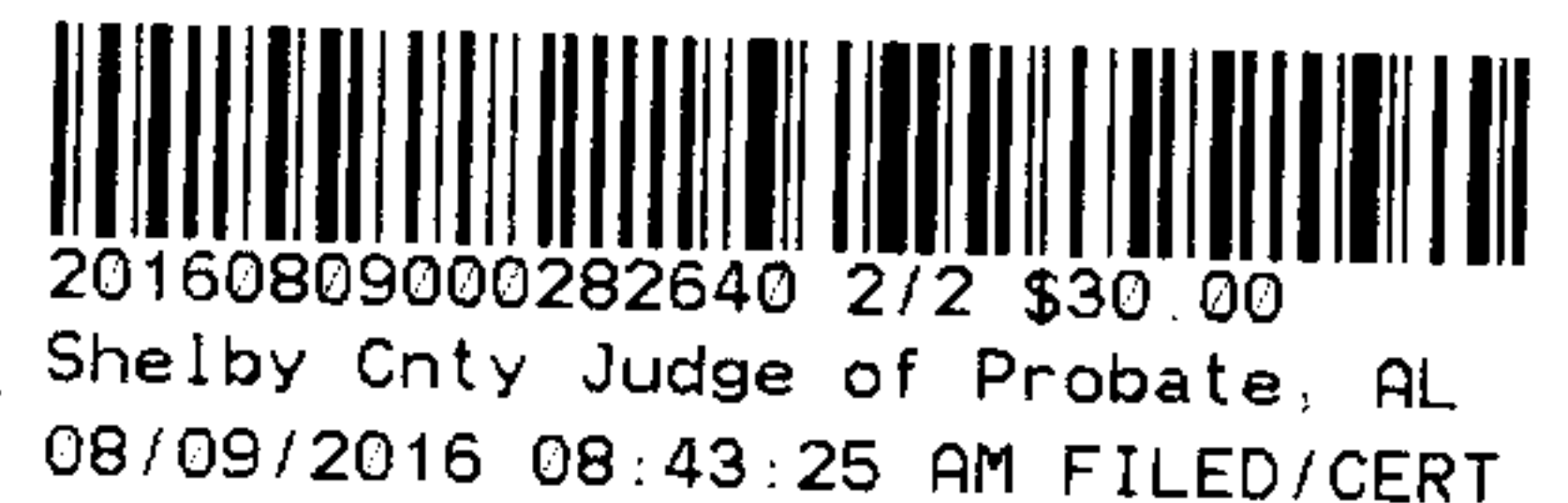
Property Address 4055 HELENA ROAD
HELENA, AL 35080

Date of Sale AUG 7, 2016
 Total Purchase Price \$ 12,000.00
 or
 Actual Value \$ _____
 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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



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 8-9-16

Print JOSEPH HARBESHEV

☐ Unattested

Sign Joseph Harbeshev
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)