

LAND TITLE COMPANY OF ALABAMA

This instrument was prepared by

Send Tax Notice To:

JOSEPH HADSHY
(Name)

YELAH LIMITED PARTNERSHIP
(Name)

3491 HELFA RD HELFA, AL
(Address)

3491 HELFA, RD; HELFA, AL 35088
(Address)

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTEEN HUNDRED EIGHTY FIVE ²/₁₀₀ Dollars (\$1685.00)
to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,
we, REGIONAL INVESTMENTS, INC.

(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

YELAH LIMITED PARTNERSHIP

(herein referred to as grantee, whether one or more), the following described real estate situated in

SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A"

Shelby County, AL 09/15/2016
State of Alabama
Deed Tax: \$2.00

TO HAVE AND TO HOLD, to the said GRANTEE, his, her, or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, _____ have hereunto set _____ hand(s) and seal(s), this
_____ day of _____, 19 ____.

(Seal) Rebecca Clepach (Seal)

(Seal) _____ (Seal)

WARRANTY DEED

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STATE OF ALABAMA

COUNTY OF



20160915000337210 2/4 \$26.00
Shelby Cnty Judge of Probate, AL
09/15/2016 11:02:32 AM FILED/CERT

General Acknowledgment

I, Sammy W Seales, a Notary Public in and for said County in said State, hereby certify that Rebecca Aycock, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, of property, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of September 10 2016

Expires:
3.31.20

Notary Public

Return to:

TO

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF

Recording Fee \$

Deed tax \$



Land Title Company of Alabama
600 20th Street, North
Birmingham, Alabama 35203-2601
Tel: (205) 251-2871
www.land-title.net



20160915000337210 3/4 \$26.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

A part of Lot 1, in Block 5, according to the Map of the Town of Helena, Alabama, drawn by Joseph Squire recorded in Map Book 3, Page 121, being more particularly described as follows:

Begin at the Northeast corner of said Lot 1, in Block 5, and run Southerly along the West side of Second Street 50 feet; thence run Westerly parallel with 1st Avenue 150 feet; run thence Northerly parallel with Second Street 50 feet to the South line of 1st Avenue; run thence Easterly along the South line of 1st Avenue 150 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form


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

Grantor's Name REGIONAL INVESTMENTS Grantee's Name YELAH LIMITED PART
 Mailing Address INC Mailing Address 503 BROWN ST
3491 HELENA RD HELENA AL 35080
HELENA, AL 35080
 Property Address 725 2ND ST Date of Sale 9-15-16
HELENA, AL 35080 Total Purchase Price \$ 1185.00
 or
 Actual Value \$ 1185.00
 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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


 20160915000337210 4/4 \$26.00
 Shelby Cnty Judge of Probate, AL
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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 9-15-16

Print JOSHUA WASHINGTON

☐ Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1