

Send Tax Notice To:

This instrument prepared by:

20161024000389870 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
10/24/2016 12:21:45 PM 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 and 00/100 Dollars (\$1,000.00) 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 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 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 4th day of August, 2016.



Notary Public  
(Seal)

[Signature]  
**Licda. Juliett Osorio**  
Notaria Publica Novena

My Commission Expires: 17/9/2014-2019

Shelby County, AL 10/24/2016  
State of Alabama  
Deed Tax: \$1.00



**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.



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# 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 Grantee's Name REGIONAL INVESTMENTS  
Mailing Address 3491 HELENA RD Mailing Address \_\_\_\_\_  
HELENA, AL 35686 PO BOX 817  
HELENA, AL  
Property Address 775 2ND STREET Date of Sale ~~10-24-16~~ 10-24-16  
HELENA AL 35686 Total Purchase Price \$ 1000.00  
or  
Actual Value \$ 1000.00  
or  
Assessor's Market Value \$ ~~1000.00~~ 11

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

  
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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 10-24-16

Print JOSEPH HARBESLEY

☐ Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1