

SEND TAX NOTICE TO:

*This deed is being recorded to correct the deeds

recorded in Instrument numbers: 20160801000270010;

20160801000270040; 20160801000270000; 20160801000270030;

20160801000270050; 20160801000269950; 20160801000269970;

20160801000269980; 20160801000270070

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) to the undersigned grantor in hand paid by the grantee herein, the receipt where is acknowledged, **YELAH PARTNERSHIP f/k/a THE HABSHEY FAMILY LIMITED PARTNERSHIP** whose address is **3491 Helena Road, Helena, AL 35080** (herein referred to as grantor), grants, bargains, sells and conveys unto **GIDDIE, INC.** whose address is **3491 Helena Road, Helena, AL 35080** (herein referred to as grantee), the following described real estate, situated in **SHELBY** County, Alabama, which a property address of

_____ to wit:

SEE ATTACHED EXHIBIT "A"

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

To Have and To Hold unto the said Grantee, its successors and/or assigns as their interest may appear forever. And said Grantor, does for itself, and for its successors and/or assigns, covenant with the GRANTEES, its successors and/or assigns, that it is lawfully seized in fee simple of the premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and/or assigns shall warranty and defend the same to the GRANTEES, its successors and/or assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s)
this the 29th day of November, 2018.



20190123000024010 1/6 \$36.00
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YELAH PARTNERSHIP

By: MAGNA MANAGEMENT, INC

Its: LIMITED PARTNER



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[Signature]

ANA GRACIELA E. MONTALVO a.k.a. ANA GRACIELA DE BERNAT
ITS; PRESIDENT

(S E A L)

This instrument was prepared by:

Jack R. Thompson, Jr.

The Law Offices of Jack R. Thompson, Jr. Esq.

3500 Colonnade Parkway, Ste 350

Birmingham, AL 35243

Shelby County Circuit Court

Shelby County Public Docket No. 8-250-338

que la

(n) sido reconocida (s)

por consiguiente, dicha (s)

29 NOV 2018

[Signatures]

APOSTILLE

Convention de La Haye du 5 octobre 1961

1. País: PANAMÁ

El presente documento Público

2. Ha sido firmado por *Carlos H. Lasco*

3. quién actúa en calidad de: *notario*

4. y está revestido del sello/timbre de: *notario de la ciudad de*

CERTIFICADO

30 NOV 2018

5. EN PANAMÁ

6. el _____

7. por DIRECCIÓN ADMINISTRATIVA

8. Bajo el numero: *2018-39238*

9. Sello/timbre

10 Firma: *SCA Carlos H. Lasco*



Esta Autorización no
implica responsabilidad
en cuanto al contenido
del documento



TRANSLATION

The undersigned, NORMA MARLENIS VELASCO C., Twelfth Notary Public for the Circuit of Panama, holder of personal identity card number 8-250-338,

CERTIFIED:

That the foregoing signature has been recognized as theirs by the signatories; therefore, such signature is genuine.

Panama, November 29, 2018

(There appears a signature)
Witness

(There appears a signature)
Witness

(There appears a signature)
NORMA MARLENIS VELASCO C. (Esq.)
Twelfth Notary Public
Seal - Twelfth Notary Office is hereunto affixed.

Apostille
(Convention de la Haye du 5 octobre 1961)

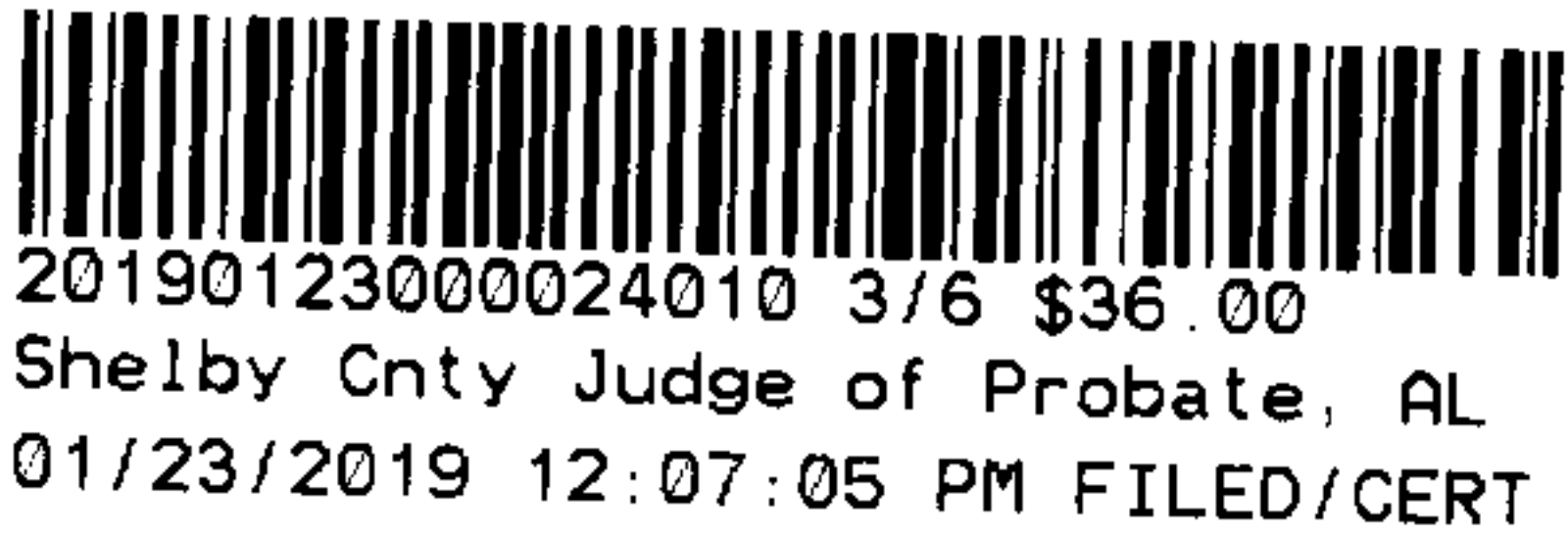
1. Country: PANAMA

This public document

2. Has been signed by: Norma Velasco

3. Acting in the capacity of: Notary

4. Bears the seal / stamp of: Twelfth Notary Office



CERTIFIED:

5. At: PANAMA

6. The 30th of November 2018

7. By: ADMINISTRATIVE OFFICE

8. N°: 2018 – 39238

9 Seal/Stamp:

10. Signature: (There appears a signature)

Seal - Republic of Panama – Treasury Department – Ministry of Government is hereunto affixed.

The present authorization implies no responsibility as to the content of the document.

Seal - Finance Office- Treasury- Ministry of Government is hereunto affixed.

Tax stamp – B/10.00

THE FOREGOING IS A TRANSLATION INTO ENGLISH OF THE DOCUMENT WRITTEN IN SPANISH WHICH WAS PRESENTED TO ME. PANAMA, DECEMBER 03, 2018.

Miriam I. Yunda M.
Miriam I. Yunda M.
Interprete Público Autorizado
Español-Inglés-Español
Res. No. 543/27-12-80

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 2: (SHELBY COUNTY PROPERTY)

Lots 5, 6, 7, 8, 9, 10 and 11, in Block 14, according to the map of the Town of Helena, Alabama, drawn by Joseph Squire as recorded in Map Book 3, Page 121, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commencing at the NE corner of the SW 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, and run South along the East boundary line of said SW 1/4 of NW 1/4 of said Section 15 a distance of 1323.9 feet; thence run North 88 degrees 32 minutes East 47 feet to East side of main street in the Town of Helena; thence run South 1 degree 28 minutes East 58.6 feet to point of beginning of lands herein described; thence continue South 1 degree 28 minutes East 175 feet; thence run North 88 degrees 32 minutes East 45 feet; thence run North 1 degree 28 minutes West 175 feet; thence run South 88 degrees 32 minutes West 45 feet to point of beginning.

LESS AND EXCEPT any portion of Lot 4, in Block 14 recorded in Map Book 3, Page 121 as may be described in the above recited metes and bounds description.

PARCEL 3: (SHELBY COUNTY PROPERTY)

Lots 1, 2, 3 and 4, in Block 14, according to Joseph Squire's Map of Helena, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 3, Pages 121 and 121-A; being situated in Shelby County, Alabama.

PARCEL 4: (SHELBY COUNTY PROPERTY)

Lots 8, 9 and 10, in Block 1, according to the survey of Joseph Squire's Map of the Town of Helena, as recorded in Map Book 3, Page 121, in the Probate Office of Shelby County, Alabama.

PARCEL 5: (SHELBY COUNTY PROPERTY)

Tract I:

Commence at the NE corner of Lot 1, in Block 1, of the Town of Helena, Alabama, for the point of beginning; thence run in a Southerly direction along the East line of Lots 1 and 2, a distance of 75.0 feet; thence turn an angle to the right of 90 degrees and run 97.7 feet in a Westerly direction said line falling along South wall of a two story brick building; thence turn an angle to the right of 88 degrees 19 minutes 30 seconds and run in a Northerly direction a distance of 50.0 feet; thence turn an angle to the right of 91 degrees 40 minutes 30 seconds and run in an Easterly direction a distance of 48.4 feet; thence turn an angle to the left of 88 degrees 20 minutes and run in a Northerly direction a distance of 25 feet; thence turn an angle to the right of 88 degrees 20 minutes and run in an Easterly direction a distance of 50.0 feet to a point of beginning; being situated in the Town of Helena, Shelby County, Alabama.

Tract II:

From the NE corner of Lot 1, in Block 1, of the Town of Helena, Alabama, run in a Westerly direction along the North line of said Lot 1 for a distance of 50.0 feet to the point of beginning; thence turn an angle to the left of 88 degrees 20 minutes and run in a Southerly direction for a distance of 25 feet; thence turn an angle to the right of 88 degrees 20 minutes and run in a Westerly direction for a distance of 48.4 feet; thence run an angle to the right of 88 degrees 19 minutes 30 seconds and run in a Northerly direction for a distance of 25 feet; thence turn an angle to the right of 91 degrees 40 minutes 30 seconds and run in an Easterly direction for a distance of 49.86 feet to the point of beginning; being situated in the Town of Helena, Shelby County, Alabama.

Tract IV:

The North 27 feet of Lot 3, in Block 1, according to Joseph Squire's survey of the Town of Helena, Shelby County, Alabama.

All being situated in Shelby County, Alabama.

PARCEL 6: (SHELBY COUNTY PROPERTY)



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Metes and bounds description of Lot 1 and the North half of Lot 2, in Block 14 of Joseph Squire's map of the town of Helena compiled as a single unit.

Begin at a point on the East right of way line of Main Street in Helena, Alabama 50.0 feet South of the main line track of the L&N Railroad; thence run East-Southeast along said South right of way line of said L&N Railroad a distance of 140.0 feet to a point; thence turn an angle of 84 degrees 20 minutes to the right and run Southerly a distance of 18.0 feet to a point; thence turn an angle of 13 degrees 20 minutes to the left and continue Southerly a distance of 68.0 feet to a point; thence turn an angle of 96 degrees 36 minutes to the right and run Westerly a distance of 141.70 feet to a point on the East right of way line of Main Street; thence turn an angle of 89 degrees 39 minutes to the right and run Northerly along the East right of way line of Main Street a distance of 6.75 feet to a point; thence turn an angle of 90 degrees 0 minutes to the right and run Easterly along the South line of Lot 2 a distance of 60.0 feet to a point; thence turn an angle of 90 degrees 0 minutes to the left and run Northerly along the East line of same said Lot 2 a distance of 30.0 feet to a point; thence turn an angle of 90 degrees 0 minutes to the left and run Westerly along the exact middle line of same said Lot 2 a distance of 60.0 feet to a point on the East right of way line of same said Main Street; thence turn an angle of 90 degrees 0 minutes to the right and run Northerly along said East line of said Main Street a distance of 78.75 feet to the point of beginning, marked on each corner with a steel rebar pin as of date of survey.

ALSO the following property:

Begin at the NW corner of the South 1/2 of Lot 2, in Block 14 of Joseph Squire's map of the Town of Helena, Alabama; run thence in an Easterly direction along the Northern boundary of the South 1/2 of said Lot 2, in Block 14 a distance of 60 feet to a point; thence turn an angle of 90 degrees to the right and run Southerly a distance of 6.75 feet to a point; thence turn to the right and run Westerly parallel with the Northern boundary of the South 1/2 of said Lot 2, Block 14 a distance of 60 feet to a point; thence turn to the right and run Northerly a distance of 6.75 feet to point of beginning of the property herein conveyed.

LESS AND EXCEPT the following property:

Begin at the SW corner of the South 1/2 of Lot 2, in Block 14, according to Joseph Squire's map of the Town of Helena, Alabama, which point of beginning in the SW corner of that certain property conveyed to the Town of Helena, Alabama by deed from T. S. Wallace and wife, Eugina Wallace recorded in Deed Book 187, Page 375 in the Probate Records of Shelby County, Alabama; thence run in an Easterly direction along the Southern boundary of the said S 1/2 of Lot 2, Block 14 a distance of 60 feet to a point; thence turn an angle of 90 degrees to the right and run Southerly a distance of 6.75 feet to a point; thence turn to the right and run Westerly parallel with the Southern boundary of Lot 2, Block 14 a distance of 60 feet to a point; thence turn to the right and run Northerly 6.75 feet to the point of beginning of the parcel herein conveyed

PARCEL 7: (SHELBY COUNTY PROPERTY)

A part of Lots 10, 11, 12 and 13, in Block 15, according to the map of the Town of Helena, Alabama as drawn by Joseph Squire, as recorded in Map Book 3, Page 121, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of said Lot 10 as described above; thence East along the North line of said lot 96.14 feet; thence turn right 104 degrees 52 minutes 42 seconds and go 60.00 feet; thence turn right 13 degrees 32 minutes 17 seconds and go 45.29 feet; thence turn right 1 degree 49 minutes 59 seconds and go 59.04 feet; thence turn right 0 degrees 52 minutes 03 seconds and go 85.80 feet to the East line of Lot 13; thence turn right 152 degrees 43 minutes 05 seconds and run North 222.77 feet to the point of beginning.

PARCEL 9: (SHELBY COUNTY PROPERTY)

A part of the NW 1/4 of the SW 1/4 of Section 15, Township 20, Range 3 West, the same being a part of Lots 4 and 5 in Block 4 in the Town of Helena, Alabama, according to the Map and Survey of Joseph Squire and bounded as follows:

Commence at a point on the West edge of Second Street, said point being 200 feet South 1 degree 30 minutes West (at or near 3 degrees 20 minutes variation) from the NE corner of Block 4; thence Southerly along East edge of Block 4, 50 feet; thence Westerly along the dividing line between Lots 5 and 6 150 feet; thence Northerly 50 feet; thence Easterly along the dividing line between Lots 4 and 5 150 feet, to the point of beginning.



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PARCEL 10: (SHELBY COUNTY PROPERTY)

Begin at the SE corner of Lot 8, in 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 degrees 55 minutes 22 seconds 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 degrees 05 minutes 28 seconds and run Southerly along Second Street for a distance of 74.48 feet; thence turn an interior angle to the right of 89 degrees 11 minutes 59 seconds 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.



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