

THIS INSTRUMENT WAS PREPARED BY:
Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051

MAIL TAX NOTICE TO:
Joseph Habshey
110 Oakview Lane
Helena, AL 35080

CORRECTIVE CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY



20251201000364800 1/1 \$23.00
Shelby Cnty Judge of Probate, AL
12/01/2025 08:57:07 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) to the undersigned grantor, **MAGNA MANAGEMENT, INC.**, in hand paid by **JOSEPH HABSHEY**, the receipt of which is hereby acknowledged, the said **MAGNA MANAGEMENT, INC.** does by these presents, grant, bargain, sell and convey unto the said **JOSEPH HABSHEY**, the following described real estate, situated in Shelby County, Alabama, to-wit:

A life estate interest in and to:

Lot 20, as recorded in Plat of Stonebrook Subdivision, Map Book 15, Page 114, in the Probate Office of Shelby County, Alabama.

THIS DEED IS GIVEN TO CORRECT THE ACKNOWLEDGMENT IN THOSE CERTAIN DEEDS RECORDED IN INSTRUMENT #20150928000338670, IN PROBATE OFFICE.

TO HAVE AND TO HOLD, To the said **JOSEPH HABSHEY**, his heirs, successors and assigns forever.

And said does for itself, its successors and assigns, covenant with said **JOSEPH HABSHEY**, its successors and assigns, that it is lawfully seized in fee simple of said premises, that is 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 **JOSEPH HABSHEY**, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said. **MAGNA MANAGEMENT, INC.**, by : Ana Graciela E. Montalvo a/k/a Ana Graciela Montalvo de Bernat, President of Magna Management, Inc., who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of November, 2025.

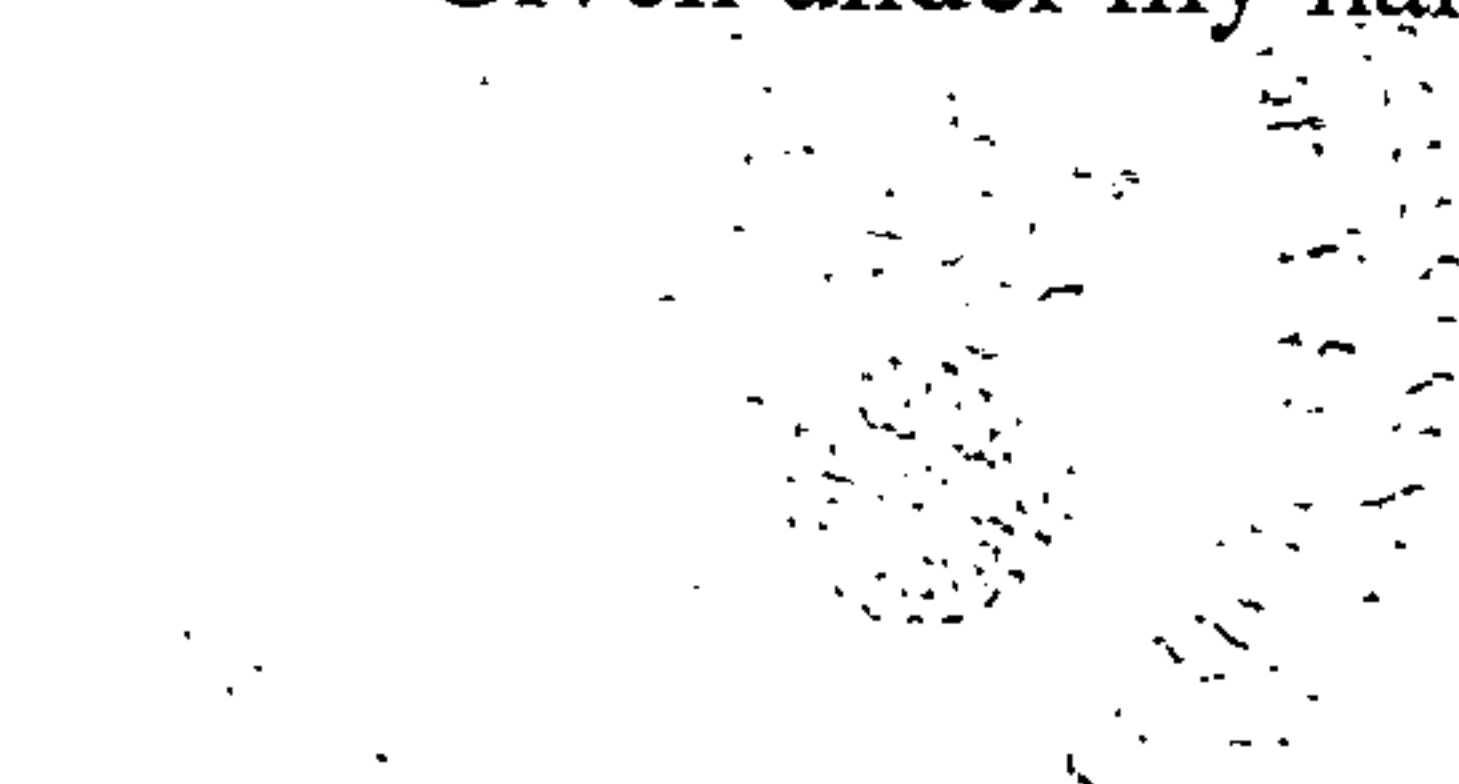
MAGNA MANAGEMENT, INC.

By: Ana Graciela E. Montalvo a/k/a Ana Graciela Montalvo de Bernat,
Its: President

STATE OF _____
COUNTY OF _____
REPUBLIC OF PANAMA
PROVINCE OF PANAMA
CITY OF PANAMA
EMBASSY OF THE UNITED
STATES OF AMERICA

I, the undersigned authority, a Notary Public, in and for said _____ in said _____, hereby certify that Ana Graciela E. Montalvo a/k/a Ana Graciela Montalvo de Bernat, whose name as President of **MAGNA MANAGEMENT, INC.**, 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 24 day of November, 2025.



My commission expires:

Notary Public

COMMISSION
Indefinite 22 USC Sec 110

Karen Brader
Notarizing Officer of the
United States of America