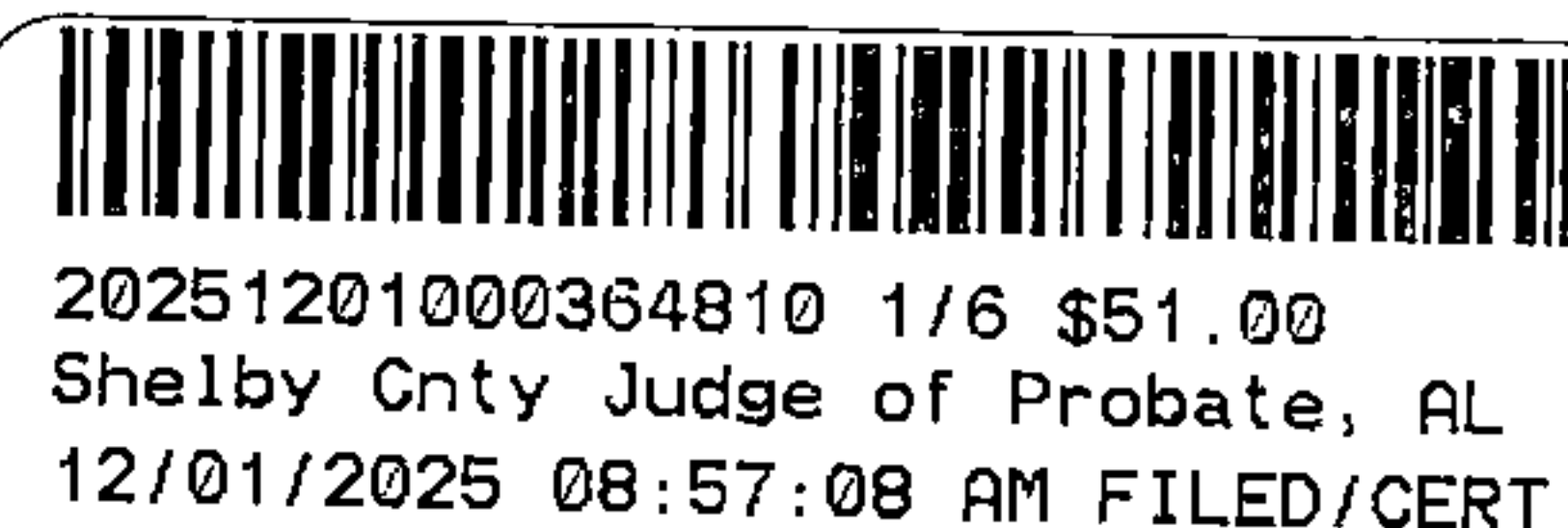


THIS INSTRUMENT WAS PREPARED BY:  
Mike T. Atchison, Attorney  
P.O. Box 822  
Columbiana, Alabama 35051

MAIL TAX NOTICE TO:  
Regional Investments, Inc.  
P.O. Box 817  
Helena, AL 35080

**CORRECTIVE CORPORATION FORM WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS,

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

THIS DEED IS GIVEN TO CORRECT THE ACKNOWLEDGMENT IN THOSE CERTAIN DEEDS RECORDED IN INSTRUMENT #20160801000269940; Instrument #20160801000269950; Instrument #20160801000269960; Instrument #20160801000269970; Instrument #20160801000269980; Instrument #20160801000269990; Instrument #20160801000270000; Instrument #20160801000270010; Instrument #20160801000270020; Instrument # 20160801000270030; Instrument #20160801000270040; Instrument #20160801000270050; Instrument #201608091000270070; and Instrument # 20161024000389870, IN PROBATE OFFICE.

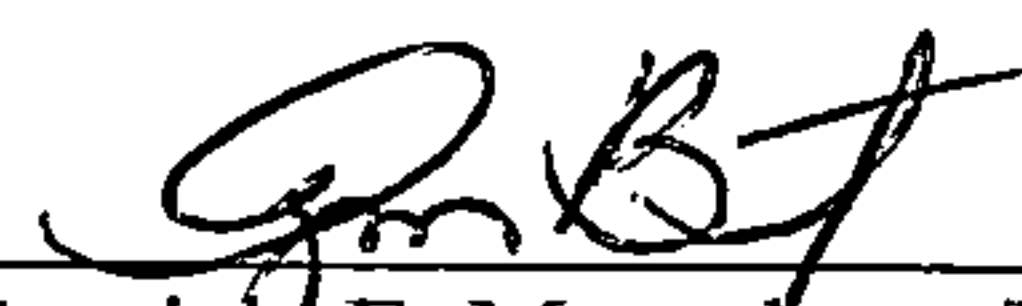
TO HAVE AND TO HOLD, To the said **REGIONAL INVESTMENTS, INC.**, his heirs, successors and assigns forever.

And said does for itself, its successors and assigns, covenant with said **REGIONAL INVESTMENTS, INC.**, 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 **REGIONAL INVESTMENTS, INC.**, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **YELAH LIMITED PARTNERSHIP f/k/a HABSHEY FAMILY LIMITED PARTNERSHIP**, by Ana Graciela E. Montalvo a/k/a Ana Graciela Montalvo de Bernat, President of Magna Management, Inc., as General Partner of **YELAH LIMITED PARTNERSHIP f/k/a HABSHEY FAMILY LIMITED PARTNERSHIP**, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24<sup>th</sup> day of November, 2025.

**YELAH LIMITED PARTNERSHIP f/k/a  
HABSHEY FAMILY LIMITED  
PARTNERSHIP**

By: **MAGNA MANAGEMENT, INC.**,  
Its general partner

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

STATE OF

COUNTY OF

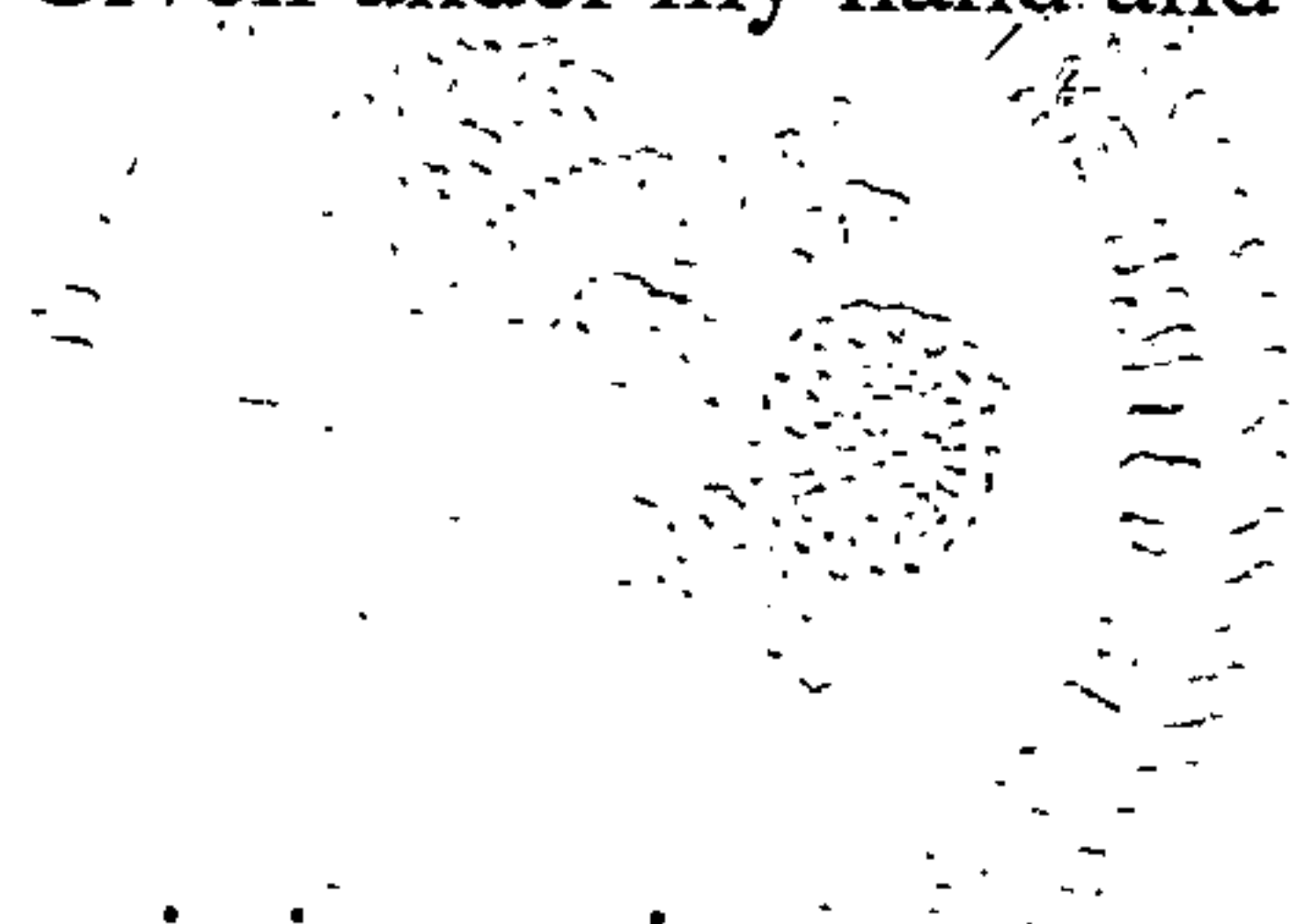
REPUBLIC OF PANAMA  
PROVINCE OF PANAMA  
CITY OF PANAMA  
EMBASSY OF THE UNITED  
STATES OF AMERICA



20251201000364810 2/6 \$51.00  
Shelby Cnty Judge of Probate, AL  
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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.**, General Partner of **YELAH LIMITED PARTNERSHIP f/k/a HABSHEY FAMILY LIMITED PARTNERSHIP**, 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.



Karen B.

Notary Public

My commission expires:

**COMMISSION**  
Indefinite 22 USC Sec 110

**Karen Brader**  
Notarizing Officer of the  
United States of America



EXHIBIT "A"  
LEGAL DESCRIPTION

20251201000364810 3/6 \$51.00  
Shelby Cnty Judge of Probate, AL  
12/01/2025 08:57:08 AM FILED/CERT

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.

**A PART OF LOTS 10, 11, 12 AND 13, BLOCK 15, ACCORDING TO THE MAP OF THE TOWN OF HELENA, ALABAMA AS DRAWN BY JOESPH 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 DEG 52'42" AND GO 60.00 FEET; THENCE TURN RIGHT 13 DEG 32'17" AND GO 45.29 FEET; THENCE TURN RIGHT 1 DEG 49'59" AND GO 59.04 FEET; THENCE TURN RIGHT 0 DEG 52'03" AND GO 85.80 FEET TO THE EAST LINE OF LOT 13; THENCE TURN RIGHT 152 DEG 43'05" AND RUN NORTH 222.77 FEET TO THE POINT OF BEGINNING.**

**TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN INST. NO. 1994-24547.**

**NOTICE OF LIS PENDENS AS RECORDED IN 2000-39691 WHICH REFERENCES CONDEMNATION PROCEEDINGS COMMENCED IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA ON NOVEMBER 15, 2000. SELLER ASSIGNS HER RIGHTS UNDER THIS PROCEEDING TO PURCHASER.**

**Parcel I**

A part of Lot 1, Block 15, according to Joseph Squire's Map of Helena, as recorded in Map Book 3, Page 121, in the Probate Office of Shelby County, Alabama, described as follows: Begin at the Northeast corner of said Block 15 and run west along the south side of 3rd Avenue to the east side of 2nd Street; thence south along 2nd Street fifty feet, thence east across said Block 15 to the West side of Main Street, thence north along the west side of Main Street to the point of beginning.

**Parcel II**

A part of Lot 1, in Block 15, according to Joseph Squire's Map of Helena, as recorded in Map Book 3, Page 121, in the Probate Office of Shelby County, Alabama, described as follows: Commencing at the Southwest Corner of Third Avenue and Main Street, end run South along the West side of Main Street 50 feet to a point of beginning. Thence continue South along the West side of Main Street 50 feet; thence West to the East side of Second Street, thence North along the east side of Second Street, 50 feet, thence East to point of beginning.

**Parcel III**

Part of Lot 1, in Block 15, according to Joseph Squire's Map of Helena, as recorded in Map Book 3, Page 121, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the Southwest Corner of Third Avenue and Main Street in Town of Helena, Alabama and run South along the West side of Main Street 100 feet to the point of beginning, thence continue South along west side of Main Street 50 feet, thence West to the East side of 2nd Street, thence North along the East side of 2nd Street, 50 feet, thence East to point of beginning.

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 degrees 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.



Begin at the SE corner of Lot 8, 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 deg. 55 min. 22 sec. 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 deg. 05 min. 28 sec. and run southerly along Second Street for a distance of 74.48 feet; thence turn an interior angle to the right of 89 deg. 11 min. 59 sec. 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.

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

Lots 5-8, Block 3, Mullin's Eastside Addition to Helena, Map Book 4, page 25, Shelby County, Alabama and a 30 feet wide strip of land east of Lot 6, in the City of Helena

LOTS 5, 6, 7, 8, 9, 10 AND 11 IN BLOCK 14 ACCORDING TO MAP OF 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 SW1/4 OF NW1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, AND RUN SOUTH ALONG EAST BOUNDARY LINE OF SAID SW1/4 OF NW1/4 OF SAID SECTION 15 A DISTANCE OF 1323.9 FEET; THENCE RUN NORTH 88 DEG. 32' EAST 47 FEET TO EAST SIDE OF MAIN STREET IN TOWN OF HELENA; THENCE RUN SOUTH 1 DEG. 28' EAST 58.6 FEET TO POINT OF BEGINNING OF LANDS HEREIN DESCRIBED; THENCE CONTINUE SOUTH 1 DEG. 28' EAST 175 FEET; THENCE RUN NORTH 88 DEG. 32' EAST 45 FEET; THENCE RUN NORTH 1 DEG. 28' WEST 175 FEET; THENCE RUN SOUTH 88 DEG. 32' WEST 45 FEET TO POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF LOT 4, BLOCK 14 RECORDED IN MAP BOOK 3, PAGE 121 AS MAY BE DESCRIBED IN THE ABOVE RECITED METES AND BOUNDS DESCRIPTION.



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**PARCEL I**

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**Tract I**

Commence at the NE corner of Lot 1, 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 deg. 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 deg. 19 min. 30 sec. and run in a northerly direction a distance of 50.0 feet; thence turn an angle to the right of 91 deg. 40 min. 30 sec. and run in an easterly direction a distance of 48.4 feet; thence turn an angle to the left of 88 deg. 20 min. and run in a northerly direction a distance of 25 feet; thence turn an angle to the right of 88 deg. 20 min. 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, 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 deg. 20 min and run in a southerly direction for a distance of 25 feet; thence turn an angle to the right of 88 deg. 20 min. and run in a westerly direction for a distance of 48.4 feet; thence run an angle to the right of 88 deg. 19 min 30 sec. and run in a northerly direction for a distance of 25 feet; thence turn an angle to the right of 91 deg. 40 min. 30 sec. 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.

**PARCELL II**

**Tract I**

Lot 6, Block 1, according to the survey of Joseph Squires Map of the Town of Helena, as recorded in Map Book 3, Page 121 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**Tract II**

The East  $\frac{1}{2}$  of Lot 5, and the SE  $\frac{1}{4}$  of Lot 4, Block 1, as shown by Map of Helena, Alabama, commencing at the SE corner of Block 1; thence north along the West edge of Main Street 190 feet; thence West along the divided line of Lots 5 and 6, to Mrs. Clara Powell's Lot 49 and 3/10 feet; thence north along the dividing line of Mrs. Clara Powell's Lot a distance of 16 inches from the straight rock wall of stone foundation 53 feet to the center of Lot 4; thence east along the center of Lot 4 to West edge of Main Street 50 feet; thence South along the West edge of Main Street 53 feet to the point of dividing line of Lots 5 and 6, of said Block 1.

A parcel of land situated in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 15, Township 20 South, Range 3 West, and being more particularly described as follows: Commence at the NW corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 15, Township 20 South, Range 3 West; thence South 04 deg. 50 min. 46 sec. West for a distance of 1192.54 feet; thence 3 deg. 18 min. 32 sec. to the right for a distance of 85.44 feet measured (85.50 feet map) to the point of beginning; thence 89 deg. 53 min. 26 sec. to the left for a distance of 59.97 feet measured (60.00 feet map); thence 89 deg. 31 min. 46 sec. to the right for a distance of 23.16 feet; thence 1 deg. 50 min. 14 sec. to the right for a distance of 6.88 feet measured (6.75 feet map); thence 88 deg. 35 min. 04 sec. to the right for a distance of 59.99 feet measured (60 feet map); thence 89 deg. 56 min. 23 sec. to the right for a distance of 30.09 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO: Lots 1, 2, 3 and 4, 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.



**METES AND BOUNDS DESCRIPTION OF LOT 1 AND THE NORTH HALF OF LOT 2, 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' 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' TO A POINT, THENCE TURN AN ANGLE OF 84 DEGREES 20 MINUTES TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 18.0' TO A POINT, THENCE TURN AN ANGLE OF 13 DEGREES 20 MINUTES TO THE LEFT AND CONTINUE SOUTHERLY A DISTANCE OF 68.0' TO A POINT, THENCE TURN AN ANGLE OF 96 DEGREES 36 MINUTES TO THE RIGHT AND RUN WESTERLY A DISTANCE OF 141.70' 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' 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' 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' 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' 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' 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 S1/2 OF LOT 2, 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 S1/2 OF SAID 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; 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 S1/2 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 S1/2 OF LOT 2, 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**

**Begin at the SE corner of Lot 8, 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 75.09 feet; thence turn an interior angle to the right of 90 deg. 55 min. 22 sec. 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 deg. 05 min. 28 sec. and run southerly along Second Street for a distance of 74.48 feet; thence turn an interior angle to the right of 89 deg. 11 min. 59 sec. 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.**

**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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