

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

MAIL TAX NOTICE TO:
Magnolia Management Group
50 Baronne Street
Helena, AL 35080

CORRECTIVE CORPORATION FORM WARRANTY DEED
STATE OF ALABAMA
SHELBY COUNTY



20251201000364820 1/6 \$56.00
Shelby Cnty Judge of Probate, AL
12/01/2025 08:57:09 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, **YELAH LIMITED PARTNERSHIP f/k/a HABSHEY FAMILY LIMITED PARTNERSHIP**, in hand paid by **MAGNOLIA MANAGEMENT GROUP, 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 **MAGNOLIA MANAGEMENT GROUP, 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 #20131223000489960, AS CORRECTED BY INSTRUMENT #20140929000304220; INSTRUMENT #20131223000489970, AS CORRECTED BY INSTRUMENT #20140929000304210; INSTRUMENT #20131223000489950, AS CORRECTED BY INSTRUMENT #20140929000304230; INSTRUMENT #20131223000489940, AS CORRECTED BY INSTRUMENT #20140929000304260; INSTRUMENT #20131223000489920, AS CORRECTED BY INSTRUMENT #20140929000304250; INSTRUMENT #20131223000489930, AS CORRECTED BY INSTRUMENT #20140929000304270; INSTRUMENT #20131223000489910, AS CORRECTED BY INSTRUMENT #20140929000304240; INSTRUMENT #20131223000489980, AS CORRECTED BY INSTRUMENT #20140929000304280; INSTRUMENT #20131223000489990, AS CORRECTED BY INSTRUMENT #20140929000304190; INSTRUMENT #20131223000489900, IN PROBATE OFFICE.

TO HAVE AND TO HOLD, To the said **MAGNOLIA MANAGEMENT GROUP, INC.**, its successors and assigns forever.

And said does for itself, its successors and assigns, covenant with said **MAGNOLIA MANAGEMENT GROUP, 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 **MAGNOLIA MANAGEMENT GROUP, INC.**, its 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**, 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 24th 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

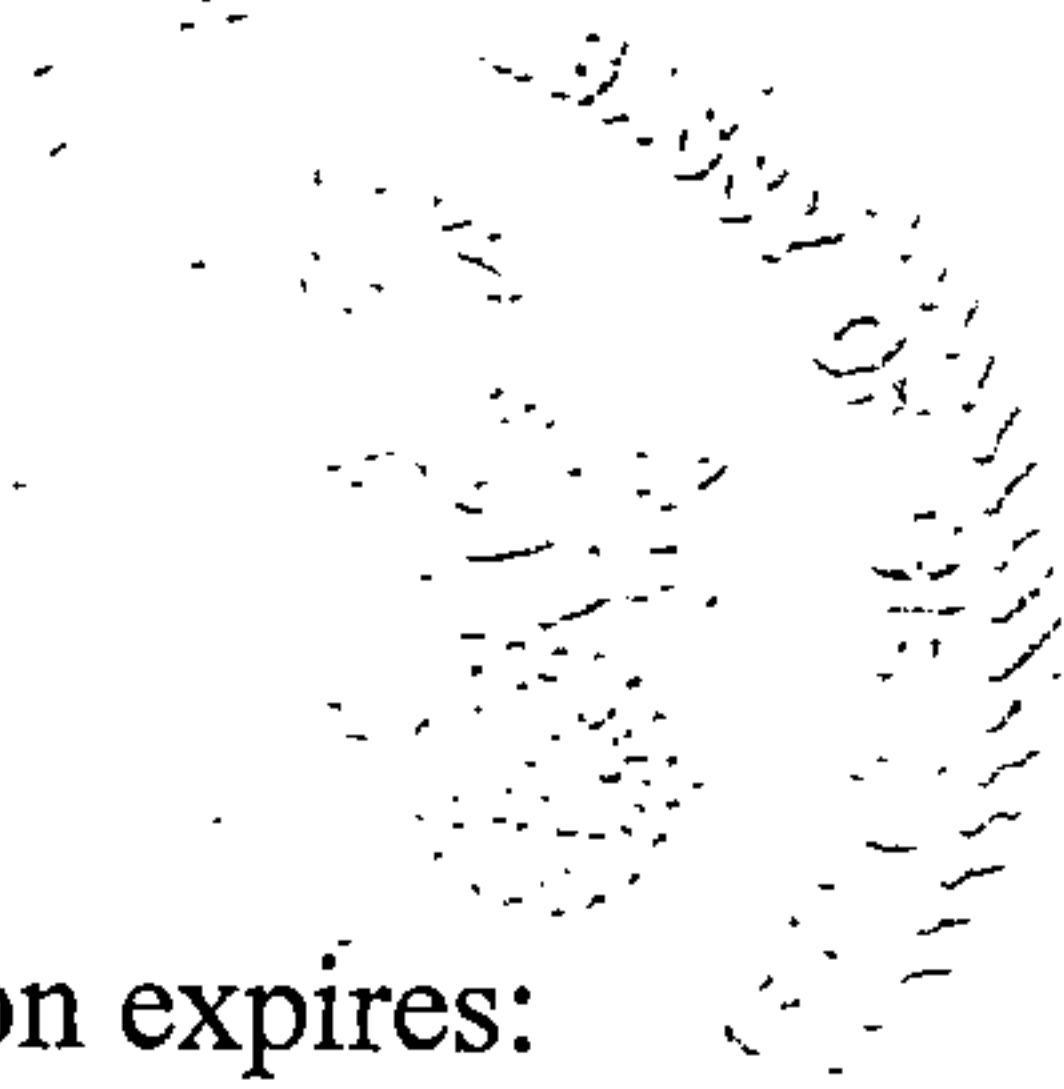
REPUBLIC OF PANAMA
PROVINCE OF PANAMA
CITY OF PANAMA
EMBASSY OF THE UNITED
STATES OF AMERICA



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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.



My commission expires:

COMMISSION
Indefinite 22 USC Sec 110

Karen B.
Notary Public

Karen Brader
Notarizing Officer of the
United States of America

EXHIBIT "A"
LEGAL DESCRIPTION



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A certain lot and all houses and improvements thereon, known as Lot No. 6 on North side of "Buck Creek" lying between Buck Creek Alley and A.B.&C.R.R. Begin at Southeast corner of said lot and run northerly 240 feet to A.B.&C.R.R. right of way; thence Westerly along said right of way 93 feet; thence South 240 feet to said Buck Creek Alley; thence East along said alley, 93 feet to point of beginning, being a part of Southwest quarter (SW $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$), Section 15, Township 20, Range 3 West, Shelby County, Alabama.

Subject to all easements, restrictions, rights-of-way and covenants of record.

Habshey Family Limited Partnership legal name change to Yelah Limited Partnership July 23, 2004.

Commence at the NE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West; thence run south and along the east line for a distance of 366.44 feet to a point in the centerline of a paved alley; thence run N 87 deg 39' W and along the centerline of said alley for a distance of 240.93 feet; thence run south and parallel to said east line for a distance of 10.01 feet to a point on the south margin of said alley and the point of beginning. Thence continue along the same line for a distance of 240.0 feet; thence run S 72 deg 24' W and parallel to said alley for a distance of 45.0 feet; thence run north for a distance of 240.0 feet; thence run N 72 deg 24' E for a distance of 45.0 feet to the point of beginning.

Subject to all easements, restrictions, rights-of-way and covenants of record.

Habshey Family Limited Partnership legal name change to Yelah Limited Partnership July 23, 2004.

A parcel of land situated in Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, containing 10,135 square feet, more or less, described as follows:

Commence at the intersection of the South right-of-way of an alley and the West right-of-way of State Highway #261; thence run West along said alley right of way a distance of 349.49 feet (355.09' Meas.) to the POINT OF BEGINNING; thence continue Westerly along last course a distance of 40.00 feet; thence turn 90° 27' 02" and run Southerly 270 feet (249.55' Meas.) to a point on the North bank of Buck Creek; thence left 78° 41' 55" and run Southeasterly along the North side of said creek 40 feet (40.79' Meas.); thence turn left 101° 18' 05" and run Northerly 257.71 feet (257.23' Meas.) to the POINT OF BEGINNING.

According to the survey of Rodney Y. Shiflett, Ala. Reg. No. 21784, dated June 18, 2002.

Subject to all easements, restrictions, rights-of-way and covenants of record.

Habshey Family Limited Partnership legal name change to Yelah Limited Partnership July 23, 2004.

A parcel of land situated in Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; described as follows:

Commence at the SW corner of said Section 15; thence run North along the West section line 3707.30 feet; thence turn right 108 deg. 58 min. 39 sec. and run Southwest 1187.83 feet to a point on the North bank of Buck Creek and the Point of Beginning; thence turn left 101 deg. 17 min. 55 sec. and run North 257.71 feet to the South side of a 20 foot alley; thence turn right 90 deg. 27 min. 2 sec. and run East along said alley 63.34 feet; thence turn right 90 deg. 0 min. 0 sec. and run South 269.45 feet to a point on the North bank of Buck Creek; thence turn right 100 deg. 50 min. 53 sec. and run northwest along the North side of said creek 62.42 feet, more or less to the point of beginning.

Subject to all easements, restrictions, rights-of-way and covenants of record.

Habshey Family Limited Partnership legal name change to Yelah Limited Partnership July 23, 2004.

A parcel of land situated in Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; described as follows:

Commence at the SW corner of said Section 15; thence run North along the West section line 3707.30 feet; thence turn right 108 deg. 58 min. 39 sec. and run Southeast 1250.25 feet to a point on the North bank of Buck Creek and the Point of Beginning; thence turn left 100 deg. 50 min. 53 sec. and run North 269.45 feet to the South side of a 20 foot paved alley; thence turn right 90 deg. 00 min. 00 sec. and run East along 261; thence turn right 97 deg. 03 min. 04 sec. and run South along said right of way 317.68 feet to the North bank of Buck Creek; thence run West along the North side of said creek 243.50 feet, more or less to the point of beginning. All being situated in Shelby County, Alabama.

Subject to all easements, restrictions, rights-of-way and covenants of record.

Habshey Family Limited Partnership legal name change to Yelah Limited Partnership July 23, 2004.

A house and lot at 910 Davidson Drive, Helena, AL 35085, more particularly described as: Commence at a point where the S boundary of the AB & ARR railroad right of way crosses the land line between the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of §15, Twp 20S. R3W and run thence S along said land line 60 feet to an alley (made by agreement); run thence W along said alley 80 feet to the point of beginning of land herein conveyed: Thence continue in the same direction W along said alley 100 feet to the right of way of the AB & ARR Railroad; thence run E along said railroad right of way to a point 80 feet from the E boundary of said $\frac{1}{4}$ $\frac{1}{4}$ § on a line parallel to the alley herein referred to (which said point is also the NW corner of a lot formerly conveyed to John A. Sharp and Mary Ella Sharp); thence turn right and run S parallel with the E boundary of said $\frac{1}{4}$ $\frac{1}{4}$ § to the point of beginning. Assigned ad valorem tax ID# 13.5.15.2.001.038.

Subject to all easements, restrictions, rights-of-way and covenants of record.

Habshey Family Limited Partnership legal name change to Yelah Limited Partnership July 23, 2004.



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Commence at the NW corner of the SW ¼ of the NW ¼ of Section 15, Township 20 South, Range 3 West; thence run S00°00'00"E along the West line of said ¼ - ¼ section for 266.87 feet; thence run S71°04'26"E for 1190.64 feet; thence run N07°38'38"E for 257.23 feet; thence run N81°55'19"W for 101.34 feet to the southerly right of way of the CSX Railroad; thence S77°37'23"W along said right of way for 33.69 feet; thence run S76°31'03"W for 124.28 feet; thence run S07°37'29"W for 75.00 feet; thence run S74°53'38"W for 100.00 feet; thence run N07°37'29"E for 75.00 feet; S73°42'17"W for 92.13 feet; thence run S72°37'54"W for 226.40 feet; thence S00°00'00"E for 190.79 feet; thence run N51°44'01"E for 158.86 feet; thence run N79°53'03"E for 117.53 feet; thence run S88°38'14"E for 251.27 feet; thence run N07°37'29"E for 228.23 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Subject to all easements, restrictions, rights-of-way and covenants of record.

Habshey Family Limited Partnership legal name change to Yelah Limited Partnership July 23, 2004.

Commence at the NW corner of the SW ¼ of the NW ¼ of Section 15, Township 20 South, Range 3 West; thence run S00°00'00"E along the West line of said ¼ - ¼ section for 266.87 feet; thence run S71°04'26"E for 1190.64 feet; thence run N07°38'38"E for 257.23 feet; thence run N81°55'19"W for 101.34 feet to the southerly right of way of the CSX Railroad; thence S77°37'23"W along said right of way for 33.69 feet to the Point of Beginning; thence run S76°31'03"W for 124.28 feet; thence run S07°37'29"W for 75.00 feet; thence run S74°53'38"W for 100 feet; thence run N07°37'29"E for 75.00 feet; thence run S73°42'17"W for 92.13 feet; thence run S72°37'54"W for 226.40 feet; thence run S00°00'00"E for 190.79 feet; thence run N51°44'01"E for 158.86 feet; thence run N79°53'03"E for 117.53 feet; thence run S88°38'14"E for 251.27 feet; thence run N07°37'29"E for 228.23 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Subject to all easements, restrictions, rights-of-way and covenants of record.

Habshey Family Limited Partnership legal name change to Yelah Limited Partnership July 23, 2004.

Commence at the NW corner of the SW ¼ of the NW ¼ of Section 15, Township 20 South, Range 3 West; thence run S00°00'00"E along the West line of said ¼ - ¼ section for 266.87 feet; thence run S71°04'26"E for 1190.64 feet; thence run N07°38'38"E for 257.23 feet; thence run N81°55'19"W for 101.34 feet to the southerly right of way of the CSX Railroad; thence S77°37'23"W along said right of way for 33.69 feet; thence run S76°31'03"W for 124.28 feet to the Point of Beginning; thence run S07°37'29"W for 75.00 feet; thence run S74°53'38"W for 100.00 feet; thence run N07°37'29"E for 75.00 feet; thence run N74°53'38"E for 100.00 feet to the Point of Beginning. Situated in Shelby County, Alabama.

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OLD DEPOT:

Commence at the SW corner of Lot 1 of Old Town Helena as recorded in Map Book 22 Page 26, in Shelby County, Alabama; thence North 3 deg. 18 min. 44 sec. West along the westerly boundary line of Lots 1-8 of said Old Town Helena, a distance of 227.17 feet; thence South 86 deg. 41 min. 16 sec. West a distance of 12 feet to a point, said point being the SW corner of Lot 9 of said Old Town Helena; thence South 69 deg. 33 min. 59 sec. West a distance of 278.32 feet to the Point of Beginning; thence South 5 deg. 40 min. 17 sec. West and run a distance of 99.29 feet to the North right of way of Lake Davidson Lake (50 foot ROW); thence North 84 deg. 19 min. 43 sec. West and along said right of way, run a distance of 90.0 feet; thence North 5 deg. 40 min. 17 sec. East and leaving said right of way, run a distance of 99.29 feet; thence South 84 deg. 19 min. 43 sec. East and run a distance of 90.00 feet to the Point of Beginning.

NEW DEPOT:

Commence at the SW corner of Lot 1 of Old Town Helena as recorded in Map Book 22 Page 26, in Shelby County, Alabama; thence North 3 deg. 18 min. 44 sec. West along the Westerly boundary line of Lots 1-8 of said Old Town Helena a distance of 222.17 feet; thence South 86 deg. 41 min. 16 sec. West a distance of 12 feet to a point, said point being the SW corner of Lot 9 of said Old Town Helena; thence South 69 deg. 33 min. 59 sec. West a distance of 278.32 feet; thence North 84 deg. 19 min. 43 sec. West and run a distance of 90.0 feet to the Point of Beginning; thence South 5 deg. 40 min. 17 sec. West and run a distance of 99.29 feet to the north right of way of Lake Davidson Lane (50 foot ROW); thence North 84 deg. 19 min. 43 sec. West and along said right of way and run a distance of 49.76 feet to a point of a curve to right having a central angle of 92 deg. 44 min. 39 sec. a radius of 25 feet and subtended by a chord which bears North 37 deg. 57 min. 23 sec. West a chord distance of 36.19 feet; thence along the arc of said curve run a distance of 40.97 feet to the end of said curve and a point lying on the easterly right of way of Alabama Highway # 261 (80 foot ROW); thence North 7 deg. 34 min. 34 sec. East and along said right of way run a distance of 73.13 feet; thence South 84 deg. 19 min. 43 sec. East and leaving said right of way run a distance of 72.30 feet to the Point of Beginning.

Old Depot and New Depot being situated in the SE 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama.



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