

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

MAIL TAX NOTICE TO:  
Giddie, Inc..  
3491 Helena Road  
Helena, AL 35080

CORRECTIVE CORPORATION FORM WARRANTY DEED  
STATE OF ALABAMA  
SHELBY COUNTY



20251201000364840 1/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
12/01/2025 08:57:11 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 **GIDDIE, 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 **GIDDIE, 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 #20160809000282630, as corrected by #20171120000417520, IN PROBATE OFFICE.

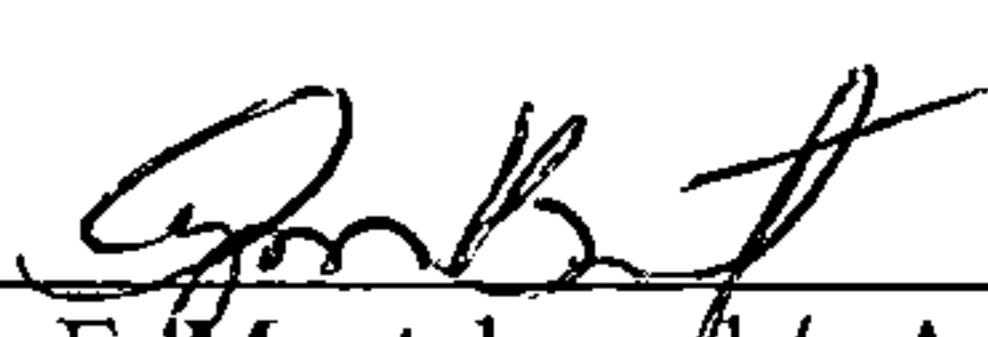
TO HAVE AND TO HOLD, To the said **GIDDIE, INC.**, his heirs, successors and assigns forever.

And said does for itself, its successors and assigns, covenant with said **GIDDIE, 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 **GIDDIE, 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 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

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 3, ACCORDING TO THE MAP OF THE TOWN OF HELENA; THENCE RUN NORTHERLY ALONG THE WEST RIGHT OF WAY LINE OF MAIN STREET 238.0' TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED, THENCE CONTINUE NORTHERLY ALONG SAID RIGHT OF WAY LINE 72.83' TO A POINT, THENCE 91 DEG. 35' LEFT AND RUN WESTERLY ALONG THE SOUTH PROPERTY LINE OF LOT 5, 96.10' TO A POINT OF THE EAST RIGHT OF WAY LINE OF SAID SECOND STREET, THENCE 88 DEG. 06' 56" LEFT AND RUN SOUTHERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID SECOND STREET 72.42' TO A POINT, THENCE 91 DEG. 28' 04" LEFT AND RUN EASTERLY 96.47' TO THE POINT OF BEGINNING.



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