

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

MAIL TAX NOTICE TO:
Joseph Habshey
3807 Helena Road
Helena, AL 35080

CORRECTIVE CORPORATION FORM WARRANTY DEED
STATE OF ALABAMA
SHELBY COUNTY



20251201000364850 1/4 \$33.00
Shelby Cnty Judge of Probate, AL
12/01/2025 08:57:12 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 **JOSEPH HABSHEY**, 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 **JOSEPH HABSHEY**, 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 #20070123000034920 AND INSTRUMENT #20061005000494440, 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. **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**

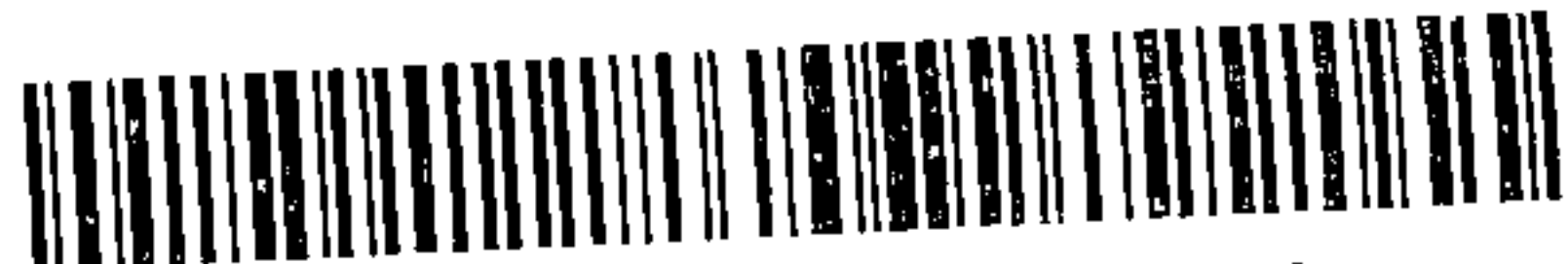
**By: MAGNA MANAGEMENT, INC.,
Its general partner**

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



20251201000364850 2/4 \$33.00
Shelby Cnty Judge of Probate, AL
12/01/2025 08:57:12 AM FILED/CERT

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



20251201000364850 3/4 \$33.00
Shelby Cnty Judge of Probate, AL
12/01/2025 08:57:12 AM FILED/CERT

Parcel I:

LOT 1 AND THE NORTH 1/2 OF LOT 2, BLOCK 3, ACCORDING TO JOSEPH SQUIRE'S MAP OF TOWN OF HELENA AS RECORDED IN MAP BOOK 3, PAGE 121 IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF THE NORTH 1/2 OF LOT 2 OF BLOCK 3, JOSEPH SQUIRE'S MAP OF TOWN OF HELENA AND RUN N 0 DEGREES 13' 19" W ALONG THE WEST LINE OF BLOCK 3 AND EAST LINE OF SECOND STREET A DISTANCE OF 72.70 FEET; THENCE N 87 DEGREES 03' 30" E ALONG THE NORTH LINE OF LOT 1 AND SOUTH LINE OF SECOND AVENUE A DISTANCE OF 95.59 FEET; THENCE S 0 DEGREES 01' 38" W ALONG THE WEST LINE OF MAIN STREET A DISTANCE OF 75.00 FEET; THENCE S 88 DEGREES 25' 54" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF LOT 2 A DISTANCE OF 95.18 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, IN THE CITY OF HELENA, SHELBY COUNTY, ALABAMA.

Parcel II:

A PART OF LOT 1 IN BLOCK 5, ACCORDING TO MAP OF TOWN OF HELENA, AS DRAWN BY JOSEPH SQUIRE AS RECORDED IN MAP BOOK 3, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF BLOCK 5 AND RUN SOUTH ALONG THE WEST SIDE OF 2ND STREET 50 FEET TO POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG WEST SIDE OF 2ND STREET, 70 FEET; THENCE RUN WEST 150 FEET; THENCE NORTH 70 FEET; THENCE EAST 150 FEET TO POINT OF BEGINNING.

Parcel III:

A PART OF LOTS 2, 3, AND 4, IN BLOCK 5, ACCORDING TO JOSEPH SQUIRE'S MAP OF TOWN OF HELENA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID BLOCK 5, AND RUN N 0 DEGREES 13' 19" W ALONG WEST EDGE OF SECOND STREET, A DISTANCE OF 157.95 FEET TO THE NE CORNER OF LOT 2 IN BLOCK 5; THENCE S 89 DEGREES 20' 00" W ALONG THE NORTH LINE OF LOT 2 IN BLOCK 5, A DISTANCE OF 174.31 FEET TO THE EAST SIDE OF A BRANCH; THENCE IN A SOUTHERLY DIRECTION ALONG SAID BRANCH S 1 DEGREE 25' 33" E A DISTANCE OF 48.96 FEET; THENCE S 16 DEGREES 31' 18" E ALONG BRANCH 35.81 FEET; THENCE S 30 DEGREES 08' 47" E ALONG BRANCH 50.26 FEET; THENCE S 51 DEGREES 33' 11" E ALONG BRANCH 30.24 FEET; THENCE S 10 DEGREES 11' 16" E ALONG BRANCH 17.12 FEET TO THE NORTHERLY EDGE OF SECOND AVENUE; THENCE N 86 DEGREES 40' 44" E AND RUN ALONG NORTH SIDE OF SECOND AVENUE A DISTANCE OF 111.74 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, IN THE CITY OF HELENA, SHELBY COUNTY, ALABAMA.

Parcel IV:

A PART OF LOT 6, BLOCK 1, ACCORDING TO JOSEPH SQUIRE'S MAP OF TOWN OF HELENA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF LOT 10 OF BLOCK 1, JOSEPH SQUIRE'S MAP OF TOWN OF HELENA AND RUN N 1 DEGREE 34' 31" W ALONG WEST EDGE OF SAID BLOCK 1 A DISTANCE OF 147.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 1 DEGREE 34' 31" W A DISTANCE OF 42.93 FEET; THENCE N 89 DEGREES 28' 27" E A DISTANCE OF 46.96 FEET; THENCE S 0 DEGREES 49' 59" E A DISTANCE OF 42.92 FEET; THENCE S 89 DEGREES 28' 27" W A DISTANCE OF 46.40 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, IN THE CITY OF HELENA, SHELBY COUNTY, ALABAMA.

Parcel I - Parcel # 29-12-2-003-001.000 00

LOTS 1 AND 2, EXCEPT NORTH 5 FEET THEREOF, IN BLOCK 1, ACCORDING TO THE INEZ B. JONES SUBDIVISION, AS RECORDED IN AMENDED MAP BOOK 7, PAGE 49, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, BIRMINGHAM DIVISION.

Parcel II - Parcel # 13-5-15-3-003-004.000

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.

Parcel III - Parcel # 13-5-15-2-001-030.000

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; 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


INCORPORATION FORM WARRANTY DEED
Buyer's Choice

SOUTHERN BOUNDARY OF THE SAID S1/2 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 POINT OF BEGINNING OF THE PARCEL HEREIN CONVEYED.

Parcel IIII - Parcel # 13-5-15-3-002-002.001

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF THE NW 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 1/4 OF THE NW 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 PAGE 121 AND 121-A; BEING SITUATED IN SHELBY COUNTY, ALABAMA.



20251201000364850 4/4 \$33.00
Shelby Cnty Judge of Probate, AL
12/01/2025 08:57:12 AM FILED/CERT