

This instrument was prepared by

Send Tax Notice To: Robert M. Hagen

(Name) Martin, Drummond, Woosley & Palmer, P.C.

name

2153 Cameron Circle

(Address) 2204 Lakeshore Drive, Suite 130

address

Birmingham, Alabama 35209

Hoover, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Seven Thousand Dollars and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
C. Michael Bagley and wife Elizabeth A. Bagley

(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert M. Hagen and wife Janis J. Hagen

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby

County, Alabama to-wit:

Lot 21, according to the Survey of St. Ives at Greystone, as recorded in Map Book
15, Page 70 A & B, in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama.

Together with the non exclusive easement to use the private roadways, common areas
and Hugh Daniel Drive, all as more particularly described in the Greystone Residential
Declaration of Covenants, Conditions and Restrictions dated November 6, 1990, and
recorded in Real 317, Page 260 as Amended.

Inst # 1994-29470

09/28/1994-29470
10:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 70.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of
the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and
if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators
shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 26th
day of September, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

C Michael Bagley (Seal)
C. Michael Bagley

Elizabeth A. Bagley (Seal)
Elizabeth A. Bagley

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, The undersigned, a Notary Public in and for said County, in said State,
hereby certify that C. Michael Bagley and wife Elizabeth A. Bagley
whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 26th day of September, A. D., 19 94

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: May 6, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.