

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Janie Allison M Cheka
2153 Cameron Circle
Hoover, AL 35242

GENERAL WARRANTY DEED

20210217000080150
02/17/2021 02:40:18 PM
DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred Eleven Thousand And No/100 Dollars (\$511,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Robert M. Hagen and Janis J. Hagen, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Janie Allison M Cheka (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

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.

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.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$200,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 29th day of January, 2021.

Robert M. Hagen
Robert M. Hagen

Janis J. Hagen by Robert M. Hagen
as her attorney-in-fact
Janis J. Hagen by Robert M. Hagen
as her attorney-in-fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert M. Hagen whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 29th day of January, 2021.

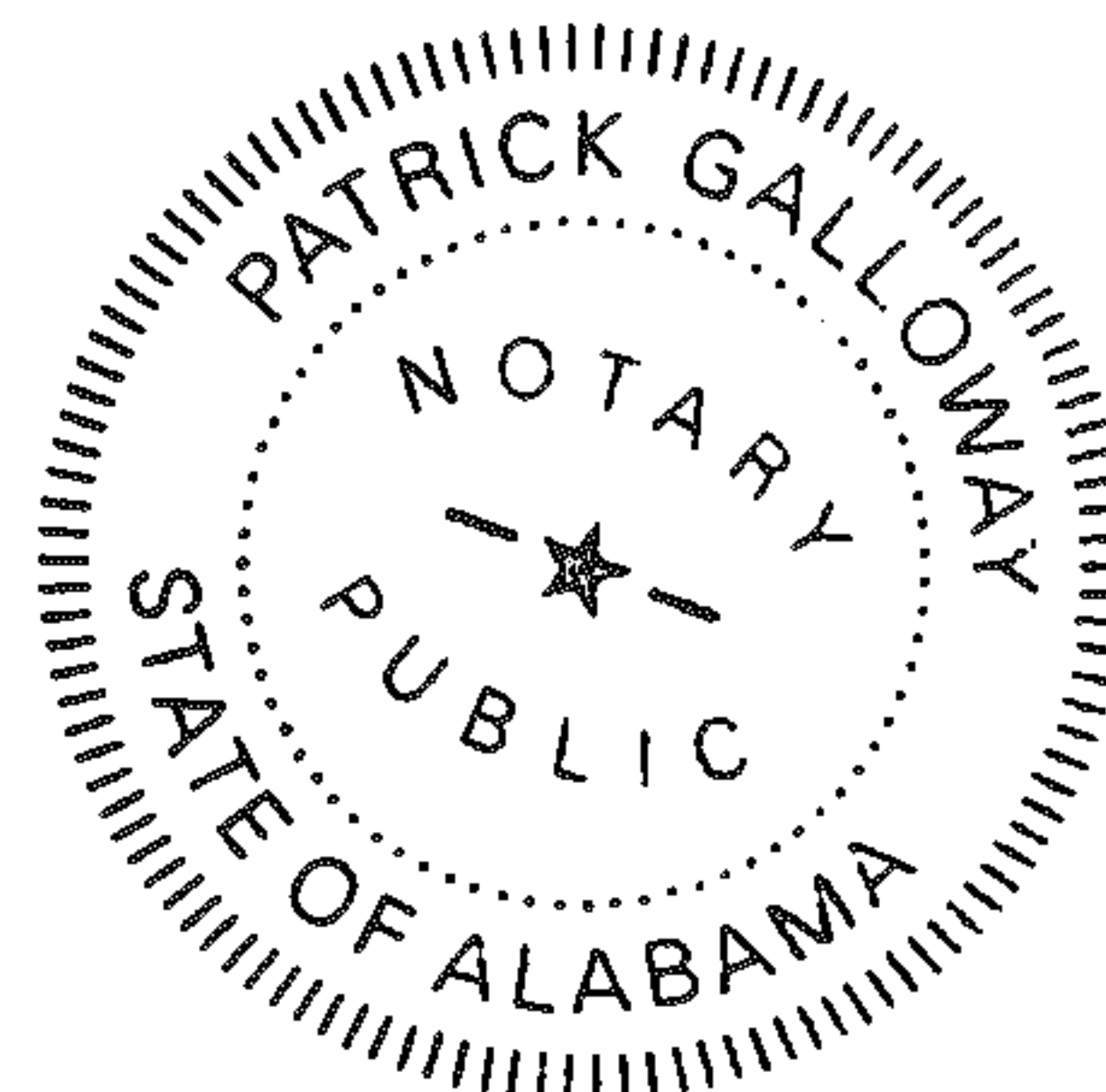
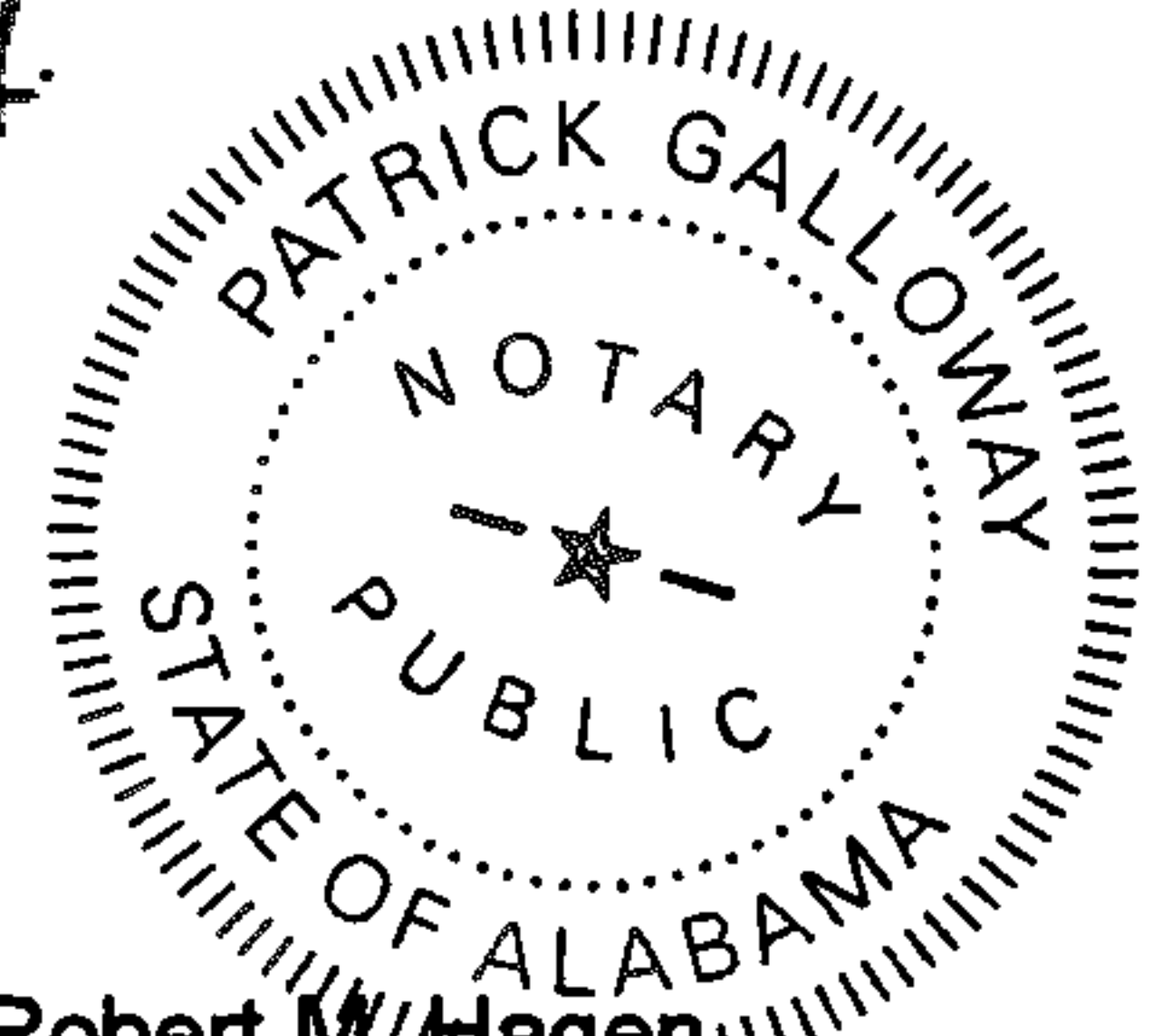
Patrick Galloway
Notary Public
My commission expires: 10-4-2021

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert M. Hagen whose name as Attorney in Fact for Janis J. Hagen 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 he/she executed the same voluntarily and in his/her capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 29th day of January, 2021.

Patrick Galloway
Notary Public
My commission expires: 10-4-2021



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Robert M. Hagen and Janis J. Hagen

Grantee's Name Janie Allison M Cheka

Mailing Address 2153 Cameron Circle
Hoover, AL 35242Mailing Address 2153 Cameron Circle
Hoover, AL 35242Property Address 2153 Cameron Circle
Hoover, AL 35242Date of Sale January 29, 2021
Total Purchase Price \$511,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)☐ Bill of Sale☐ Appraisal☐ Sales Contract☐ Other: _____☒ Closing StatementIf the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.**Instructions**

Grantor's name and mailing address - Robert M. Hagen and Janis J. Hagen, , .

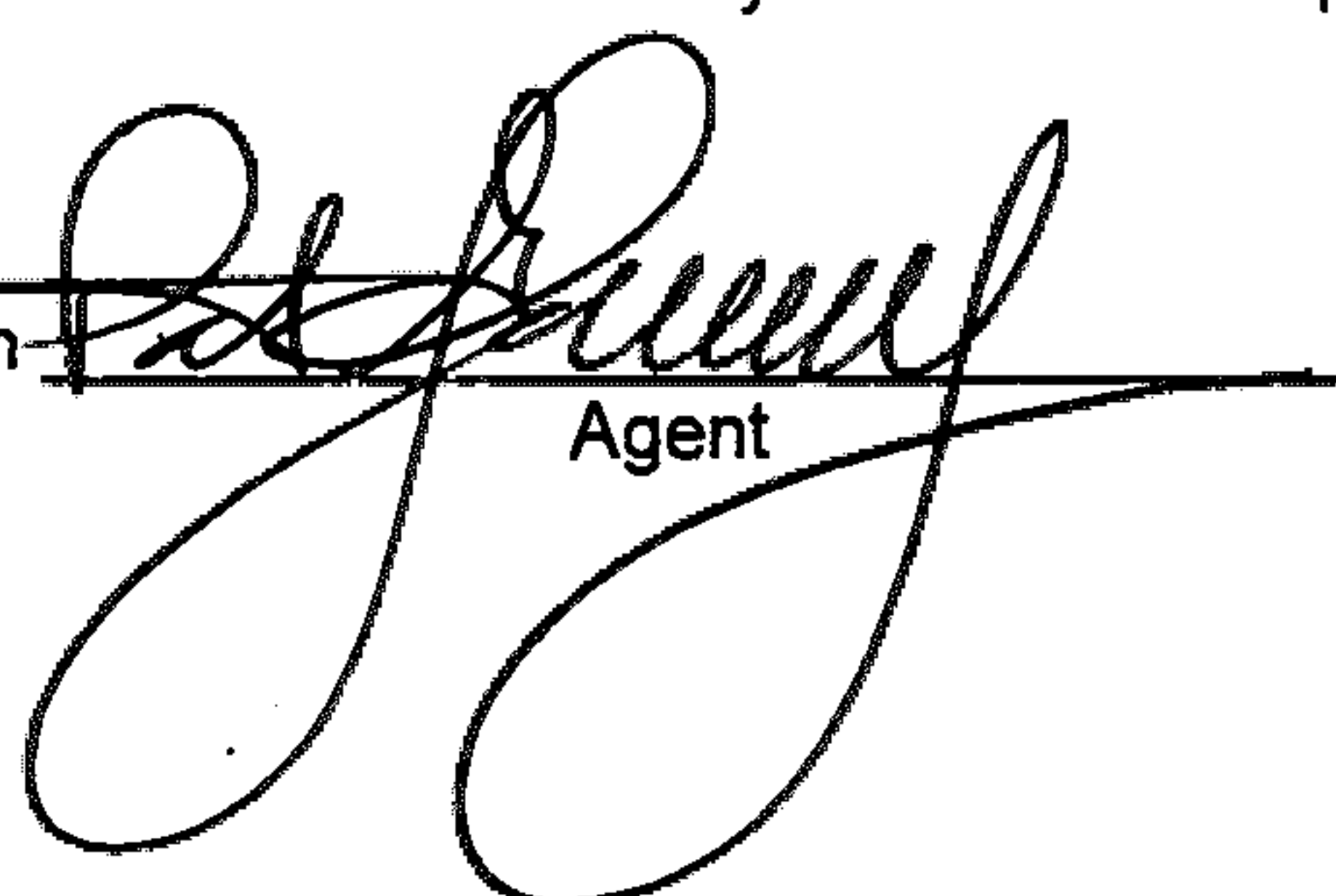
Grantee's name and mailing address - Janie Allison M Cheka, 2153 Cameron Circle, Hoover, AL 35242.

Property address - 2153 Cameron Circle, Hoover, AL 35242

Date of Sale - January 29, 2021.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes with be used and the taxpayer will be penalized pursuant to Code of Alabama
1975 & 40-22-1 (h).I attest, to the best of my knowledge and belief that the information contained in this document is true and
accurate. I further understand that any false statements claimed on this form may result in the imposition of the
penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: January 29, 2021

Sign- 

Agent

Validation Form

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/17/2021 02:40:18 PM
\$339.00 CHARITY
20210217000080150

TS-2002211

