

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Brian E. Von Hagel
3378 Sawyer Dr /
Helena, AL 35026

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Christopher P. Von Hagel, a(n) unmarried man, Lisa M. Griffith, a(n) unmarried woman, Brian E. Von Hagel, a(n) married man, Brooke M. Von Hagel, a(n) married woman, and Sharon Von Hagel, a(n) unmarried woman, the sole surviving heirs of Howard Von Hagel, the sole grantee in the deed dated June 8, 1993 and recorded in Instrument No. 1993-16616 in the Office of the Judge of Probate of Shelby County, Alabama, said grantee having died on or about February 25, 2014** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Brian E. Von Hagel** (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A".

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S

heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

SIGNATURES APPEAR ON THE FOLLOWING PAGES.

See Attached Exhibit B for heirship
affidavits

20221020000396090 10/20/2022 11:58:05 AM DEEDS 3/13

IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s)
and seal(s) this the 5th day of October, 2022.

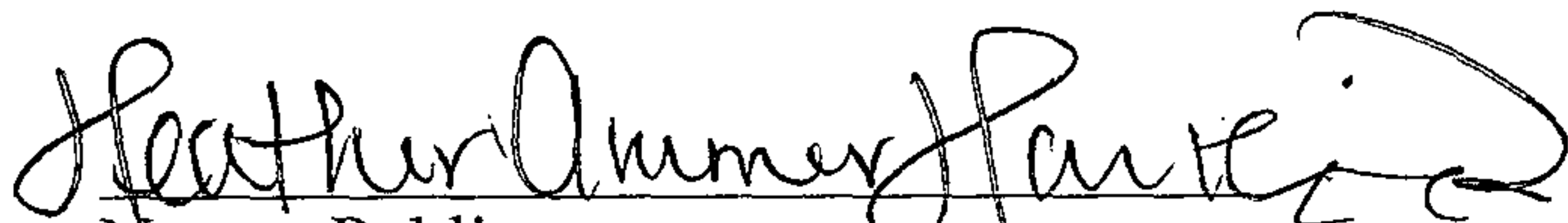

Christopher P. Von Hagel

STATE OF Alabama
Shelby COUNTY

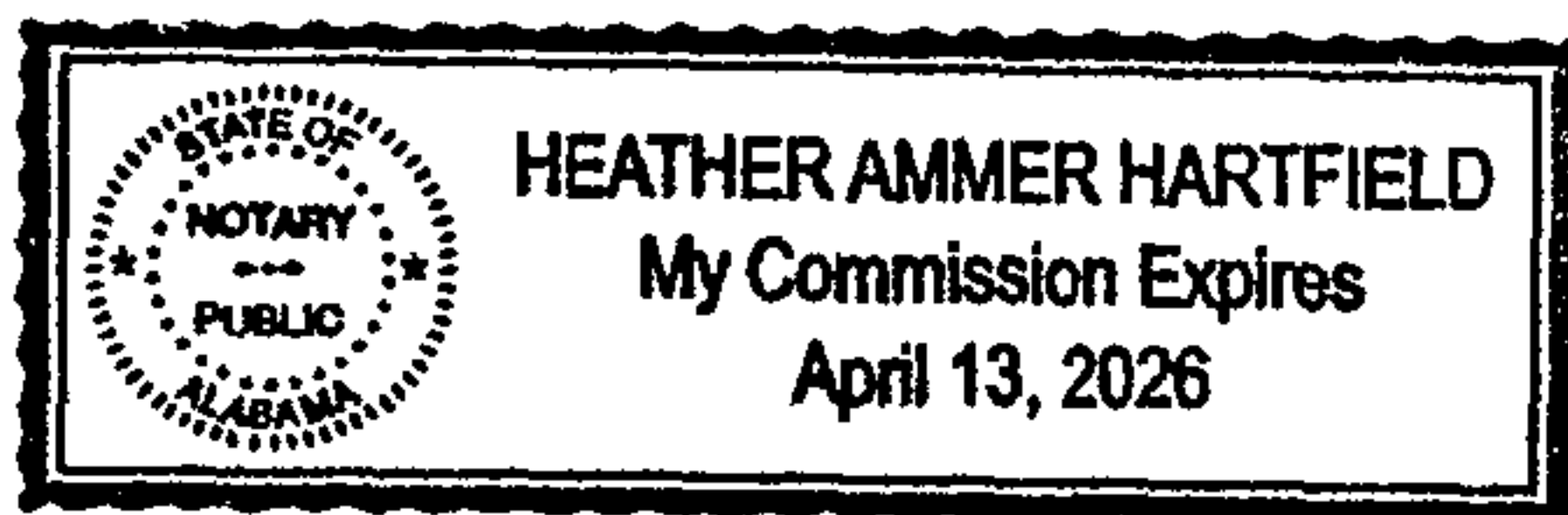
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Christopher P. Von Hagel**, whose name(s) is/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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of
October, 2022.


Notary Public

My Commission Expires: April 13th 2026



20221020000396090 10/20/2022 11:58:05 AM DEEDS 4/13

IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s)
and seal(s) this the 5th day of October, 2022.

Lisa M. Griffith
Lisa M. Griffith

STATE OF Alabama
Shelby COUNTY

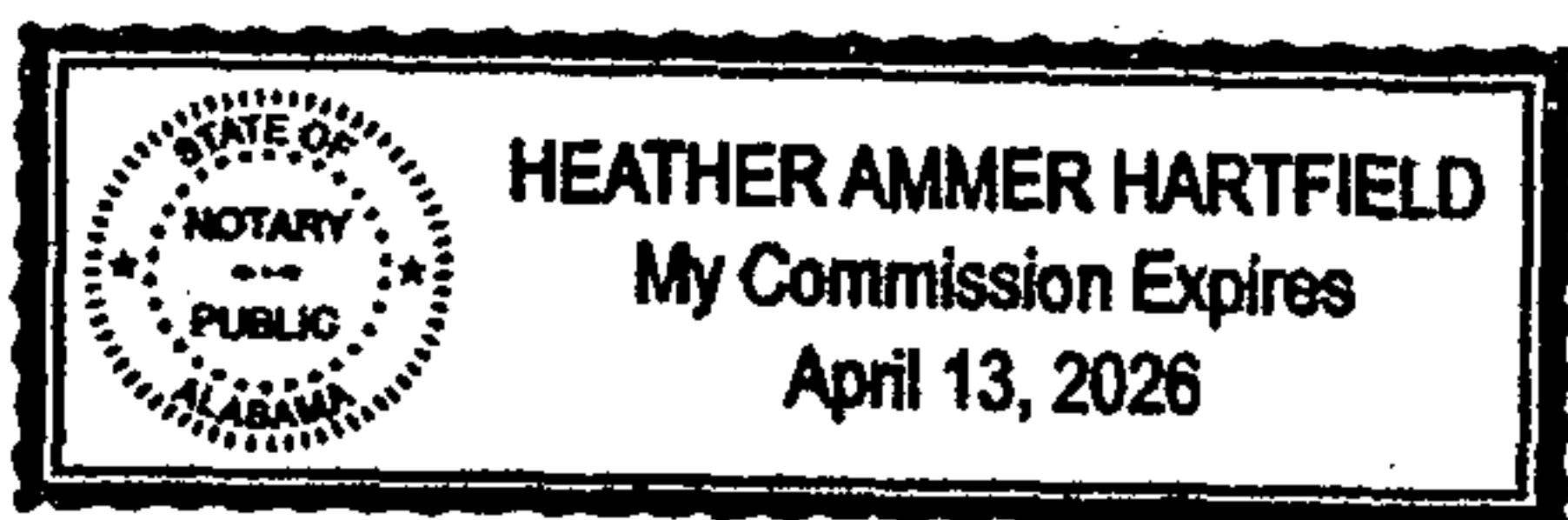
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Lisa M. Griffith**, whose name(s) is/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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of October, 2022.

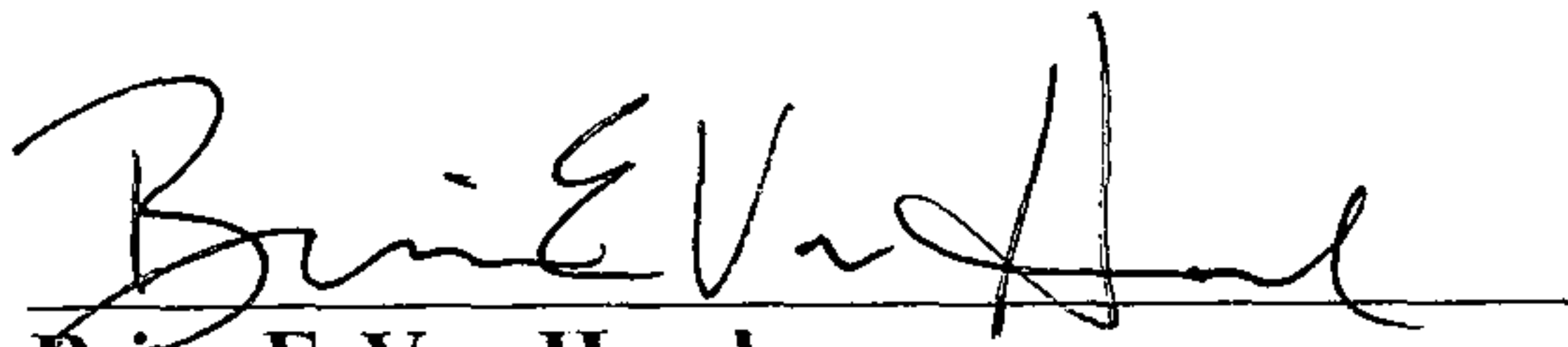
Heather Ammer Hartfield
Notary Public

My Commission Expires: April 13th 2026



20221020000396090 10/20/2022 11:58:05 AM DEEDS 5/13

IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s)
and seal(s) this the 5th day of October, 2022.


Brian E. Von Hagel

STATE OF Alabama
Shelby COUNTY

}

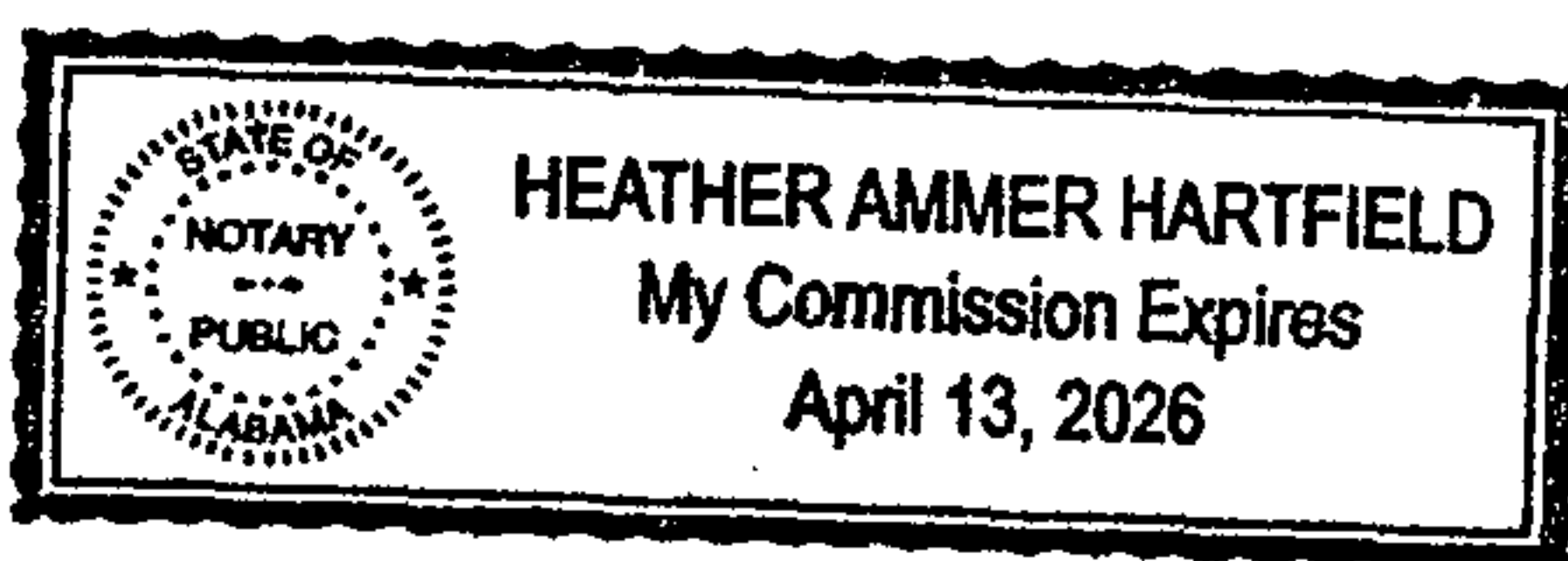
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Brian E Von**, whose name(s) is/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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of October, 2022.


Notary Public

My Commission Expires: April 13th 2028



20221020000396090 10/20/2022 11:58:05 AM DEEDS 6/13

IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 3 day of October, 2022.

Brooke M. Von Hagel
Brooke M. Von Hagel

STATE OF Alabama
Shelby COUNTY

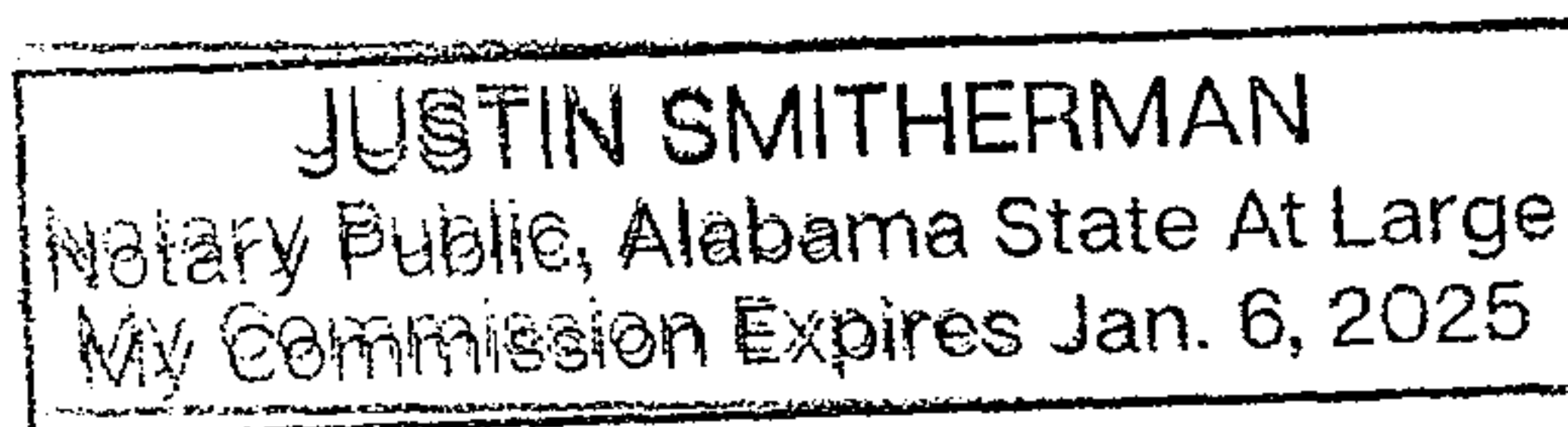
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Brooke M. Von Hagel**, whose name(s) is/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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3 day of October, 2022.

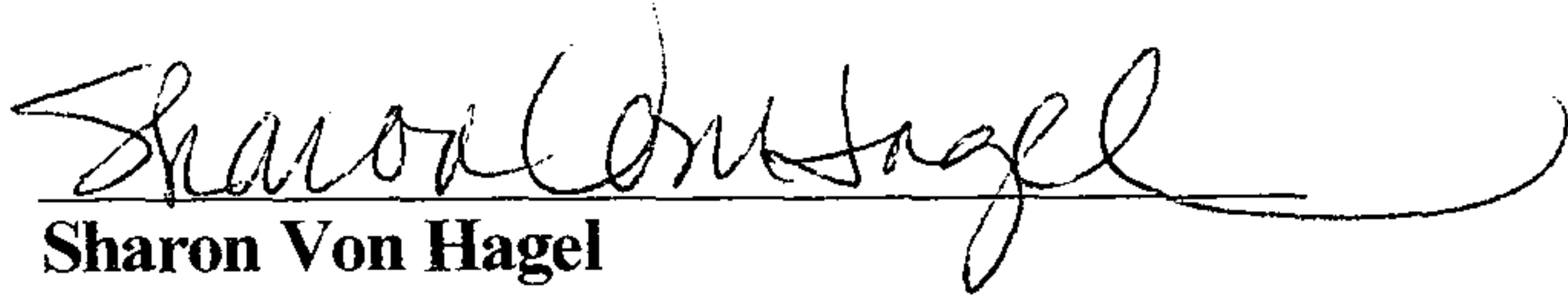
[Signature]
Notary Public

My Commission Expires: 1/6/25



20221020000396090 10/20/2022 11:58:05 AM DEEDS 7/13

IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 3 day of October, 2022.

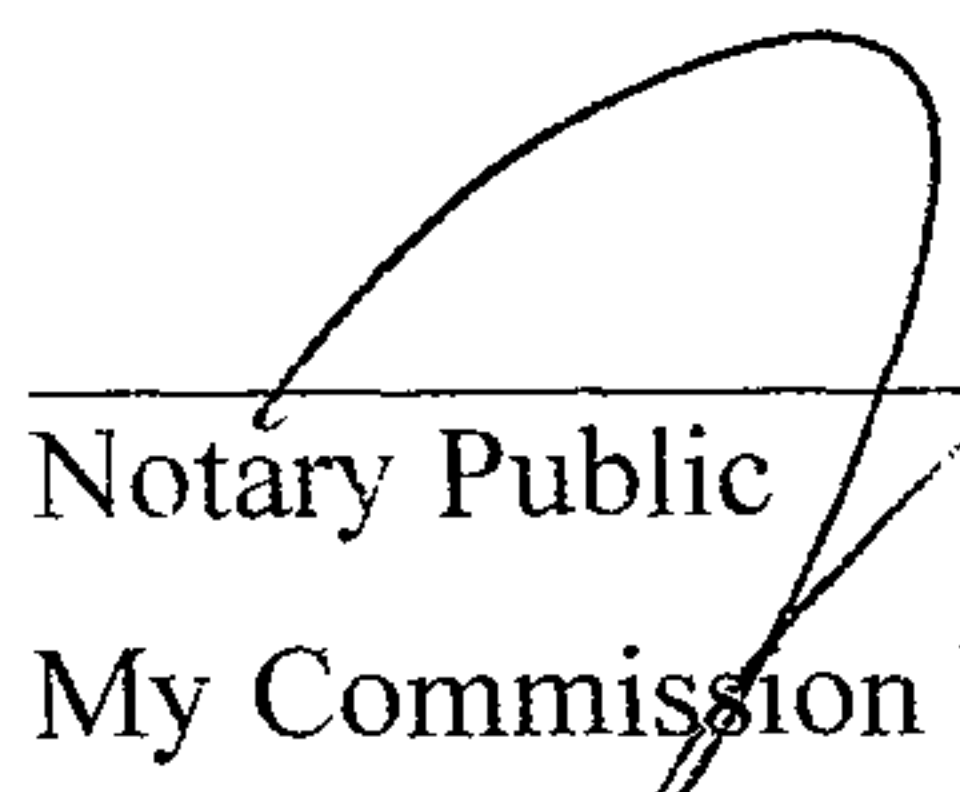

Sharon Von Hagel

STATE OF Alabama
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Sharon Von Hagel**, whose name(s) is/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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3 day of October, 2022.


Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form

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

Grantor's Name	<u>Christopher P. Von Hagel, Lisa M. Griffith, Brian E. Von Hagel, Brooke E. Von Hagel and Sharon Von Hagel</u>	Grantee's Name.	<u>Brian E. Von Hagel</u>
Mailing Address	<u>380 Shelby Farms Lane Alabaster, AL 35007</u>	Mailing Address	<u>380 Shelby Farms Lane Alabaster, AL 35007</u>
Property Address	<u>See Legal Description</u>	Date of Sale	<u>10/3, 2022</u>
		Total Purchase Price	\$ _____
		Or	
		Actual Value	\$ _____
		Or	
		Assessor's Market Value	<u>\$30,240.00</u>

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: <u>Full Tax Assessor's Market Value - \$30,240.00</u>
☐ Closing Statement	

If 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 - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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 will 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 10/3, 2022

Print: Sharon Von Hagel

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

EXHIBIT A
LEGAL DESCRIPTION

FROM THE SE CORNER OF THE NE ¼ - NW ¼, SEC. 24, TWP. 22-S, RANGE 2-W, SHELBY COUNTY, ALABAMA, RUN NORTHERLY ALONG THE EAST LINE OF THE NE ¼ - NW ¼ SEC. 24 AND THE EAST LINE OF THE SE ¼ - SW ¼, SEC. 13, 2125.3 FEET TO A POINT ON THE SOUTHERLY R/WLINE OF CO. RD. 86; THENCE RUN WESTERLY ALONG SAID R.W LINE 449.7 FEET TO THE BEGINNING POINT OF SUBJECT LOT; FROM SAID POINT, CONTINUE ALONG SAID R/W LINE 214.74 FEET; THENCE DEFLECT FROM SAID R/W LINE LEFT 86°38'39" AND RUN SOUTHERLY 330 FEET; THENCE DEFLECT 90°00; FOR 297.83 FEET; THENCE DEFLECT LEFT 89°16'40" AND RUN SOUTHERLY 974.96 FEET TO THE NORTHERLY LINE OF AN ABANDONED RAILROAD RIGHT OF WAY; THENCE DEFLECT LEFT ALONG SAID RIGHT OF WAY LINE 53°02'25" FOR 714.68 FEET; THENCE DEFLECT LEFT FROM SAID RIGHT OF WAY LINE 159°01' AND RUN NORTHERLY 1754.3 FT., BACK TO THE BEGINNING POINT, CONTAINING 16.5 ACRES, MORE OR LESS.

This instrument prepared by:

Justin Smitherman, Esq.

173 Tucker RD Suite 201

Helena, AL 35080

Exhibit B

STATE OF ALABAMA

COUNTY OF SHELBY

HEIRSHIP AFFIDAVIT

BEFORE ME, the undersigned Notary Public, on this day personally appeared DENISE SCHNEIDER, (affiant) who is known to me (or who did confirm their identity by presenting a driver's license as identification), appearing to be fully competent and of sufficient age, after having been first duly sworn, deposes and says as follows:

That my name is DENISE SCHNEIDER (name), and I live at _____ (address of Affiant), that I am over the age of Twenty One (21) years, am of sound mind and have personal knowledge of the following facts:

I knew Decedent, HOWARD VON HAGE, from 1994 until his/her death on 2/25/2014. I was personally well acquainted with the Decedent during his/her lifetime; KIDS WENT TO SCHOOL TOGETHER & PLAYED SPORTS (short statement as to how affiant knew decedent).

The Decedent died in JEFFERSON County, ALABAMA on or about 2/25/2014 and at the time of Decedent's death, Decedent's residence was 1506 ARROWHEAD TRAIL, County of SHELBY.

I was also well acquainted with the family and near relatives of the Decedent. To the best of my knowledge and belief, the decedent did/did not have a surviving spouse. Decedent's surviving spouse is/was SHARON VON HAGE and he/she lives/lived at 1506 ARROWHEAD TRAIL ALABASTER

Decedent had the following surviving heirs:

1. CHRIS VON HAGE (44) SON
(Name, age, relationship to decedent, address)
2. LISA VON HAGE (41) DAUGHTER
(Name, age, relationship to decedent, address)
3. BRIAN VON HAGE (38) SON
(Name, age, relationship to decedent, address)
4. BROOKE VON HAGE (34) DAUGHTER
(Name, age, relationship to decedent, address)
5. _____
(Name, age, relationship to decedent, address)

And Affiant further states that Decedent left no other children (living or deceased) or adopted children (living or deceased), nor descendants of deceased children or deceased adopted children. Furthermore Decedent's surviving spouse, SHARON VON HAGEL, had no children whether adopted, or biological other than those listed on this Affidavit and that all of the descendants listed were the children of SHARON VON HAGEL as well. And that all of the above named parties are over the age of 21 years.

Affiant states that his/her relationship to the Decedent was that of FRIENDS (state relationship to decedent).

Further Affiant saith not.

(Sign here) Denise Schneider
(Print name here) Denise Schneider
Affiant

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that Denise Schneider whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day that, being informed of the contents of this document, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 27 day of September, 2022



Grace Gathings
Notary Public
My commission expires: 05/25/2025

This instrument prepared by:
Justin Smitherman, Esq.
173 Tucker RD Suite 201
Helena, AL 35080

STATE OF ALABAMA

COUNTY OF SHELBY

HEIRSHIP AFFIDAVIT

BEFORE ME, the undersigned Notary Public, on this day personally appeared WILLIAM J. BOLIN, (affiant) who is known to me (or who did confirm their identity by presenting a driver's license as identification), appearing to be fully competent and of sufficient age, after having been first duly sworn, deposes and says as follows:

That my name is WILLIAM J. BOLIN (name), and I live at _____ (address of Affiant),
that I am over the age of Twenty One (21) years, am of sound mind and have personal knowledge of the following facts:

I knew Decedent, HOWARD VON HAGEL from 1965 until his/her death on 2/25/2014. I was personally well acquainted with the Decedent during his/her lifetime;
SCHOOL + AFTER (short statement as to how affiant knew decedent).

The Decedent died in JEFFERSON County, AL on or about 2/25/2014 and at the time of Decedent's death, Decedent's residence was 1506 ARROWHEAD TRL ALABASTER County of SHELBY.

I was also well acquainted with the family and near relatives of the Decedent. To the best of my knowledge and belief, the decedent ~~did~~ did not have a surviving spouse. Decedent's surviving spouse is/was SHARON VON HAGEL and he/she lives/lived at 1506 ARROWHEAD TRAIL ALABASTER.

Decedent had the following surviving heirs:

1. CHRIS VON HAGEL (44) SON
(Name, age, relationship to decedent, address)
2. LISA VON HAGEL (41) DAUGHTER
(Name, age, relationship to decedent, address)
3. BRIAN VON HAGEL (38) SON
(Name, age, relationship to decedent, address)
4. BROOKE VON HAGEL (34) DAUGHTER
(Name, age, relationship to decedent, address)
5. _____
(Name, age, relationship to decedent, address)

And Affiant further states that Decedent left no other children (living or deceased) or adopted children (living or deceased), nor descendants of deceased children or deceased adopted children. Furthermore Decedent's surviving spouse, SHARON VONHAGEN, had no children whether adopted, or biological other than those listed on this Affidavit and that all of the descendants listed were the children of SHARON VONHAGEN as well. And that all of the above named parties are over the age of 21 years.

Affiant states that his/her relationship to the Decedent was that of CLASSMATES / FRIENDS (state relationship to decedent).

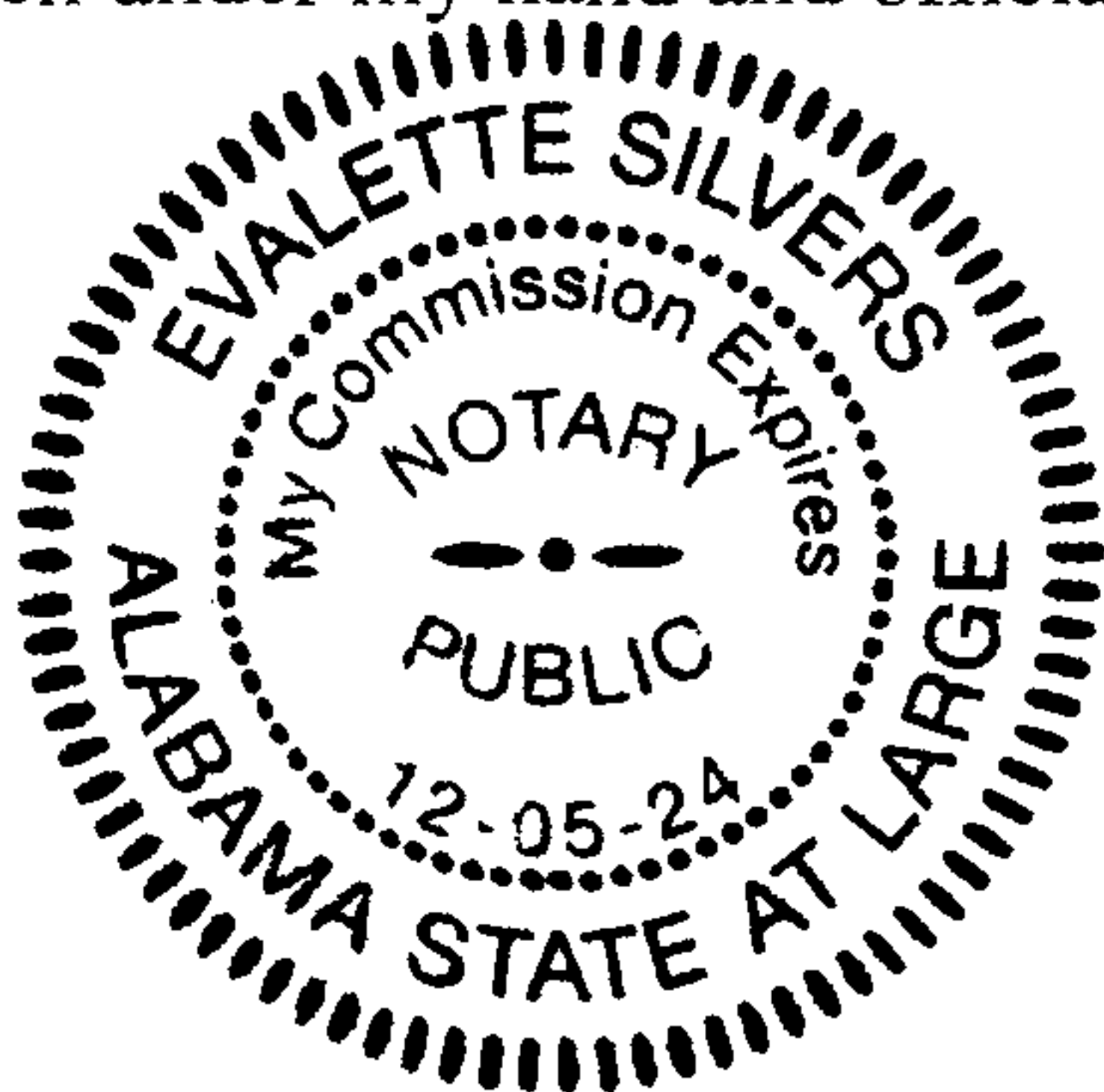
Further Affiant saith not.

(Sign here) William J Bolin
(Print name here) WILLIAM J. BOLIN
Affiant

STATE OF Alabama
COUNTY OF Shelby

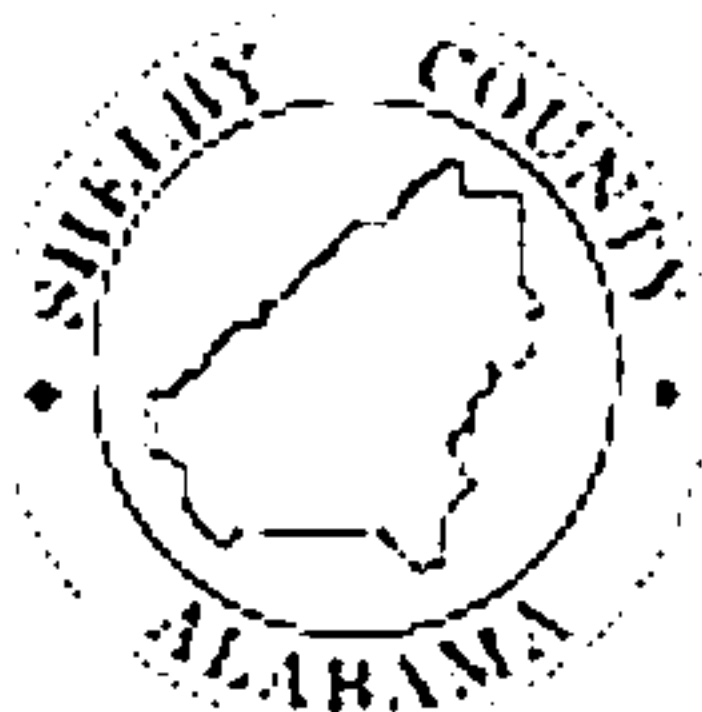
I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that William J Bolin whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day that, being informed of the contents of this document, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 3rd day of October, 2022



Evalette Silvers
Notary Public

My commission expires: 12/05/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/20/2022 11:58:05 AM
\$88.50 JOANN
20221020000396090

Allen S. Bayl