


Per Will J.S.D.

10,000

WARRANTY DEED


20080729000303980 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
07/29/2008 09:02:47AM FILED/CERT

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Hazen Dismukes, Jr
3800 Hwy 20
Calera, AL 35040

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of the settlement of the estate of Hazen Dismukes, Sr, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **HAZEN DISMUKES, JR**, a married man, of 3800 Highway 20, Calera, AL 35040, and **JAMES S DISMUKES**, a widower, of BX 644, Calera, AL 35040, do grant, bargain, sell, and convey unto **HAZEN DISMUKES, JR** and **JAMES S DISMUKES**, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, §26, Twp 21S, R3W, described as follows: from the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of §26, Twp 21S, R3W, run W along the N boundary of said forty for 612.92 feet to the point of beginning: Thence continue W along the N boundary of said forty for ± 220.2 feet to the E right of way of the Siluria-Montevallo Road (Alabama Highway 119); thence turn 109°47' left and run SE along the E right of way of the said Siluria-Montevallo Road for 164.11 feet; thence turn 70°13' left and run E for 164.56 feet; thence turn 90° left and run N ± 154.45 feet to the point of beginning.

Also a part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of §26, Twp 21S, R3W, more particularly described as follows: Begin at the SW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of §26, Twp 21S, R3W and run W along the S line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said §26 to the E right of way line of the Siluria-Montevallo Road (Alabama Highway 119); thence run along said Siluria-Montevallo Road right of way N 20°30'W 303.8 feet; thence run N 3°W 42.5 feet; thence run N 89°E 1014.6 feet to the W line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said §26; thence run S 2°20'E 327.4 feet to the point of beginning.

Less and except that ±6.6 acres located at 6642 Highway 119, Montevallo, AL 35115 sold to Holsombeck Electric Co, Inc by Hazen Dismukes Sr on 16 January 2004.

Source of title: A warranty deed from Paul Lee and wife Margret Lee (aka Willie Margaret Lee) to Hazen Dismukes (Sr) and wife Jewel Dean Looney Dismukes, as joint tenants with right of survivorship, executed 16 January 1959 and recorded on 19 January 1959 at book 198, page 359 et seq in the Shelby County Alabama Probate Office.

Hazen Dismukes died 23 July 2008 at Baptist Shelby Medical Center, Alabaster, AL 35007 and Jewel Dean Looney Dismukes died at home on the herein-conveyed property in May 1997. They were the parents of the grantees herein, and neither had any other children, nor did either of them marry anyone else. Their parents predeceased them, leaving grantees herein as their sole heirs at law.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantees, their heirs and assigns forever.

HAZEN DISMUKES, JR and **JAMES S DISMUKES**, do for themselves and for their administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors 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, **HAZEN DISMUKES, JR AND JAMES S DISMUKES**, have set our hands and seals, on our own behalves and as representatives of the respective estates of our parents, this 28 July 2008.

Witness:

Steven Sears

Hazen Dismukes Jr (Seal)
HAZEN DISMUKES, JR

Steven Sears

James S Dismukes (Seal)
JAMES S DISMUKES

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **HAZEN DISMUKES, JR AND JAMES S DISMUKES**, whose names are signed to the foregoing conveyance, and who are (made) 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 28 July 2008.

Steven Sears

My Commission Expires 07 March 2010

Notary public