



## WARRANTY DEED

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 five thousand dollars, to the undersigned grantor in hand paid by the grantees 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 wife **JANE LEE HOLCOMBE DISMUKES**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, 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  $\pm 220.2$  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  $\pm 154.45$  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



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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 executed 28 July 2008 and recorded on 29 July 2008 at instrument number 2008:0729000303980 in the Shelby County Alabama Probate Office.

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 for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

**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 25 January 2010.

Witness:

Steve Sears



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Hazen Dismukes Jr. (Seal)  
**HAZEN DISMUKES, JR**

Steve 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 25 January 2010.

Steve Sears  
Notary public

My Commission Expires 07 March 2010