

Prepared by:
Latham, Huntley &
Associates, LLC
PO Box 1319
Clanton, Al. 35046
Grantee address:

64 University Park
Montevallo, AL 35115

\$35,000.00 of the \$40,000.00 consideration on this deed was paid from a \$35,000.00 purchase money mortgage of even date.


20121120000446590 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
11/20/2012 02:49:44 PM FILED/CERT

STATE OF ALABAMA

CHILTON COUNTY

THIS SPACE IS FOR RECORDING DATA ONLY

KNOW ALL MEN BY THESE PRESENTS THAT IN CONSIDERATION OF **Forty Thousand Dollars and no/100 (\$40,000.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or **Hazen Dismukes Jr. and wife Jane Lee Holcombe Dismukes** (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto **Teresa Ortiz Cruz** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama:

See Exhibit "A" Attached Hereto

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns,

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

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s) this 30 day of August, 2012.

Hazen Dismukes Jr.
Hazen Dismukes Jr.

Jane Lee Holcombe Dismukes
Jane Lee Holcombe Dismukes

STATE OF ALABAMA
CHILTON COUNTY

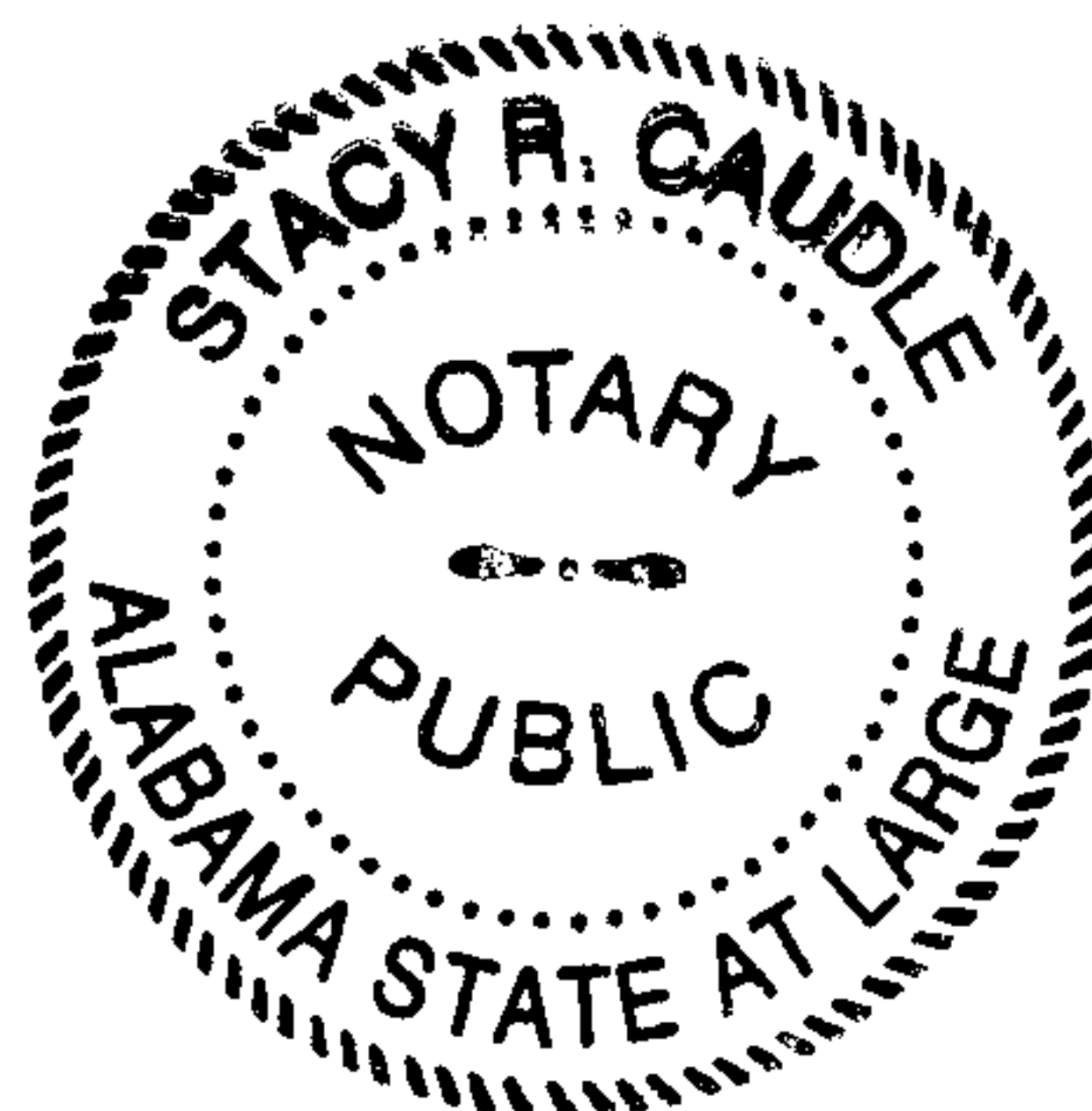
I, the undersigned, hereby certify that, **Hazen Dismukes Jr. and Jane Lee Holcombe Dismukes**, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30 day of August, 2012.

Stacy R. Caudle
NOTARY PUBLIC
My Commission is: 22714

The preparer of this document has not examined title to the property described herein and makes no certification as to title.

Legal Description
provided by
Grantor/Grantee



Shelby County, AL 11/20/2012
State of Alabama
Deed Tax: \$5.00

Exhibit 'A'

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

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Grantor/Grantee**

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Real Estate Sales Validation Form

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

Grantor's Name Hazen Dismuke Jr and
Mailing Address Jene Lee Haskombe Dismuke
3800 Hwy 20
Calera AL 35040

Grantee's Name Teresa Ortiz Cruz
Mailing Address 64 University Park
Montevallo AL 35115

Property Address 642 Hwy 119
Montevallo AL 35115

Date of Sale 8-30-12

Total Purchase Price \$ 40,000.00

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other seller held mortgage

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 a

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 8-30-12

Print

Stacy Caudle

Sign

[Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1