

Shelby County, AL 02/01/2013
State of Alabama
Deed Tax: \$80.00


20130201000045510 1/2 \$95.00
Shelby Cnty Judge of Probate, AL
02/01/2013 02:32:54 PM FILED/CERT

80,000

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:

Ray Dunmire
129 Paddington Station
Maylene, AL 35114

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **RAYMOND V DUNMIRE AND WIFE RUTH M DUNMIRE**, of 129 Paddington Station, Maylene, AL 35114 (within Alabaster, AL), do grant, bargain, sell, and convey unto our children Perry Carl Dunmire, an unmarried man, of 1302 Spring Street, Yorkville, IL 60560; Cary Allan Dunmire, an unmarried man, 57 Newman Drive, Villa Rica, GA 30180; and Barry Ivan Dunmire, an unmarried man, of 10845 Elk Creek Village Road, Piedmont, SD 57769, reserving a life estate for each of us therein, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 190, according to the Survey of Cedar Grove at Sterling Gate Sector 2, Phase 7, as recorded in Map book 31, page 147 in the Probate office of Shelby County, Alabama.

Source of title: A warranty deed from W A Jones Construction Co Inc to grantors herein, executed 27 July 2004 and recorded on 29 July 2004 at certificate number 20040729000419780 in the Shelby County Alabama Probate Office.

This property sold in an arm's length transaction for \$142,900 in 2004 and is now evaluated by the Shelby County Revenue Commissioner at \$146,400. The value of the conveyed estate, adjusted for the retained life estates, is \$80,000.

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.

RAYMOND V DUNMIRE AND RUTH M DUNMIRE, 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, **RAYMOND V DUNMIRE AND RUTH M DUNMIRE**, have set our hands and seals, this 11 October 2012.

Witness:

Steve Sears

Raymond V Dunmire (Seal)
RAYMOND V DUNMIRE

Steve Sears

Ruth M Dunmire (Seal)
RUTH M DUNMIRE

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **RAYMOND V DUNMIRE AND WIFE RUTH M DUNMIRE**, 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 11 October 2012.

Steve Sears

My commission expires 07 March 2014

Notary public