

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Isaac Froilan Jimenez Hernandez
1310 AL Highway 201
Calera, AL 35040

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **SEVENTY THREE THOUSAND AND 00/100 (\$73,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Hazen Dismukes, Jr, and Jane Lee Holcombe Dismukes, a married couple**(hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS hereby give, grant, bargain, sell and convey unto the GRANTEE, **Isaac Froilan Jimenez Hernandez** (hereinafter referred to as GRANTEE), their successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

That part of the SE1/4 of the SW1/4 of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama, containing 2.00 acres, and described as follows: Commence at the Southwest corner of said 1/4-1/4 Section, thence run East along the South line of said Section 4 for a distance of 420.00 feet; thence turn an angle of 92 deg. 52 min., to the left and run a distance of 340.60 feet to a point on the Northwest right-of-way of Shelby County Highway #17, later known as Shelby County Highway #75, and the point of beginning; thence continue in the same direction a distance of 375.00 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 315.00 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 181.88 feet; to a point on the Northwest right-of-way line of said Shelby County Highway #17; thence turn an angle of 64 deg. 01 min. to the right and run along said right-of-way line a distance of 170.95 feet; thence turn an angle of 10 deg. 15 min. to the left and run along said right-of-way line a distance of 200.00 feet to the point of beginning. LESS AND EXCEPT a lot containing 1.50 acres in the SEY1/4 of the SW1/4 of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said 1/4-1/4 Section, thence run East along the South line of said 1/4-1/4 Section a distance of 420.00 feet; thence turn an angle of 92 deg. 52 min, to the left and run North a distance of 340.00 feet to a point on the Northwest right-of-way line of Shelby County Highway #17 later known as Shelby County Highway #75, and the point of beginning; thence continue in the same direction North a distance of 375.00 feet; thence turn an angle of 90 deg. 00 min. to the right and run East a distance of 193.00 feet; thence turn an angle of 81 deg. 54 min. to the right and run Southerly a distance of 227.97 feet, to a point on the Northwest right-of-way line of said Shelby County Highway No. 17; thence turn an angle of 72 deg. 07 min. to the right and run Southwesterly along said right-of-way line for a distance of 70.95 feet; thence turn an angle of 10 deg. 15 min, to the left and run Southwesterly along said right-of-way line for a distance of 200.00 feet to the point of beginning.

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

Property Address: **3800 Highway 20, Calera, AL 35040**

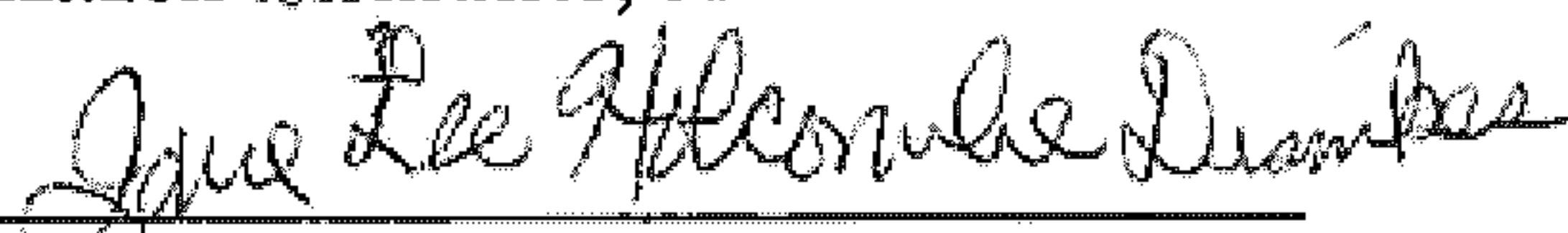
\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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 GRANTEE, their successors and assigns forever.

AND SAID GRANTORS, for said Grantors, Grantors' heirs, successors, executors and administrators, covenants with Grantee, and with Grantee's successors and assigns, that Grantors are 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 herein above 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 Grantors will, and Grantors' heirs, executors and administrators shall, warrant and defend the same to said Grantee, and Grantee's successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **June 12, 2025**.

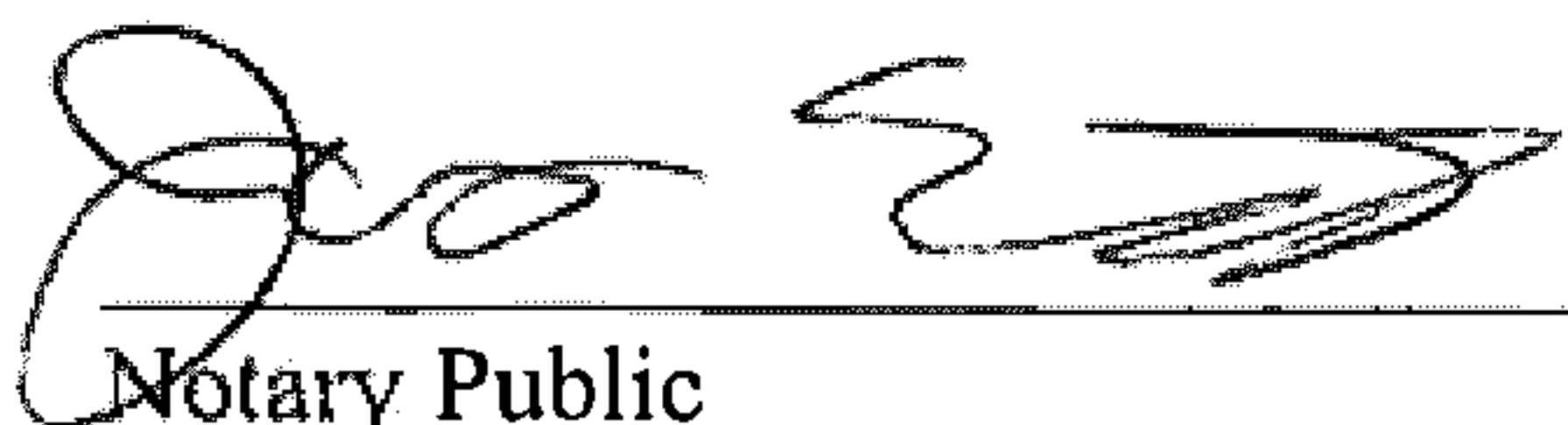

Hazen Dismukes, Jr

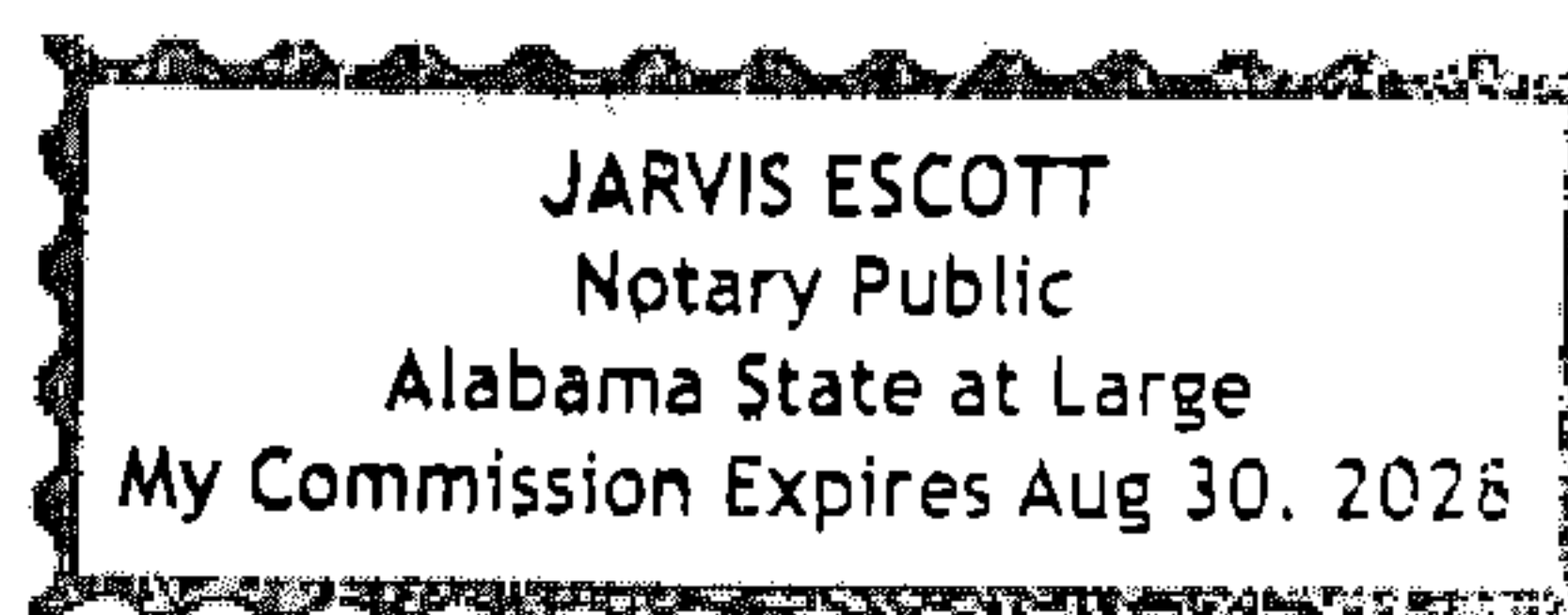

Jane Lee Holcombe Dismukes

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Hazen Dismukes, Jr and Jane Lee Holcombe Dismukes whose name(s) is/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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of June, 2025.


Notary Public
My Commission Expires:



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 Dismukes and Jane Lee Holcombe Dismul
 Mailing Address 5009 Forest Drive
Pell City, AL 35128

Grantee's Name Isaac Froilan Jimenez Hernandez
 Mailing Address 1310 Al Highway 201
Calera, AL 35040

Property Address 3800 Highway 20
Calera, AL 35040

Date of Sale June 12, 2025
 Total Purchase Price \$73,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ 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 June 12, 2025

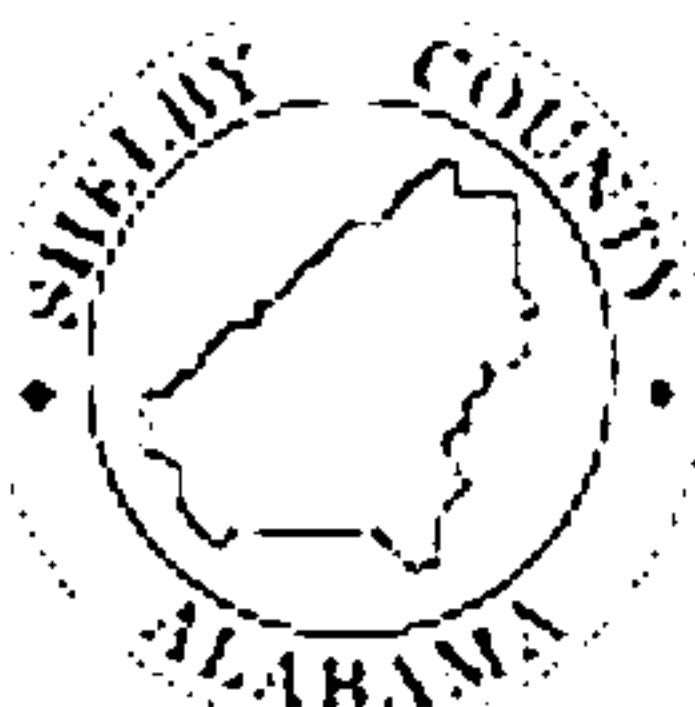
Print Jeff W. Parmer

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner Agent circle one)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/13/2025 10:19:40 AM
\$101.00 PAYGE
20250613000181880

Allen S. Bayl

Form RT-1