



20230511000139720 1/4 \$165.00
Shelby Cnty Judge of Probate, AL
05/11/2023 01:52:23 PM FILED/CERT

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Burt A. Belter and Donna S. Belter
1021 Highway 86
Calera, AL 35040

STATE OF ALABAMA
SHELBY COUNTY

LIFE ESTATE DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Burt A. Belter and Donna S. Belter, husband and wife** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, it is the intention of the GRANTOR to reserve to himself/herself during the full term of his/her natural life the right of possession and occupancy in and to the real estate and the rents and profits arising from it, and to convey unto the GRANTEE, **Matthew Belter and James Brian Belter** (hereinafter referred to as GRANTEE whether one or more), together as joint tenants with rights of survivorship, the full fee simple title to the real estate, subject only to a life estate reserved herein by GRANTOR, legally described as:

SEE ATTACHED EXHIBIT "A"

Subject to easements, restrictions and reservations of record, if any and subject to ad valorem taxes due, if any, and for subsequent years not yet due and payable.

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 heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 hereinabove 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 GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 05/11/2023
State of Alabama
Deed Tax: \$132.00



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THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 9th day of MAY, 2023.

Burt A. Belter
Burt A. Belter

Donna S. Belter
Donna S. Belter

STATE OF Alabama
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Burt A. Belter** and **Donna S. Belter**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9 day of May, 2023.

Maurice Dawn Moore
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES APRIL 29, 2025

EXHIBIT "A"
PROPERTY DESCRIPTION



20230511000139720 3/4 \$165.00
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Beginning at the southwest corner of the NW1/4 of the SE1/4 of Section 13, Township 22 south, Range 2 west, Shelby County, Alabama and run thence northerly along an existing fence line and the west line of said quarter-quarter a distance of 1,298.46' to a point at a fence corner; Thence turn 91°03'31" right and run easterly along an existing fence line a distance of 1,412.21' to a point at an existing fence corner; Thence turn 91°32'21" right and run southerly a distance of 1,281.78' to a point on the northerly right of way line of SHELBY COUNTY HIGHWAY NO. 86; Thence turn 66°52'20" right and run southwesterly along said right of way a distance of 87.80' to a point; Thence turn 157°48'07" right and run easterly along the south line of said quarter-quarter a distance 423.81' to a point; Thence turn 90°00'00" right and run northerly a distance of 45.0' to a point; Thence turn 93°56'58" left and run east-southeasterly a distance of 653.10' to a point; Thence turn 3°56'42" right and run easterly a distance of 196.88' to the point of beginning, containing 41.4 acres and subject to any and all agreements, easements, restrictions and/or limitations of probated record or applicable law.

Real Estate Sales Validation Form

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

Grantor's Name: Burt A. Belter and Donna S. Belter

Grantee's Name: Matthew Belter
James Brian Belter

Mailing Address: 1021 Highway 86
Calera, AL 35040

Mailing Address: 1021 Highway 86
Calera, AL 35040

Property Address: See Attached Exhibit "A"
(Property does not have a physical address.)

Date of Sale: _____, 20

Total Purchase Price: \$ _____

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$263,520.00

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: 1/2 Tax Assessor's Value - Life Estate Deed - \$131,760.00

☐ 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.

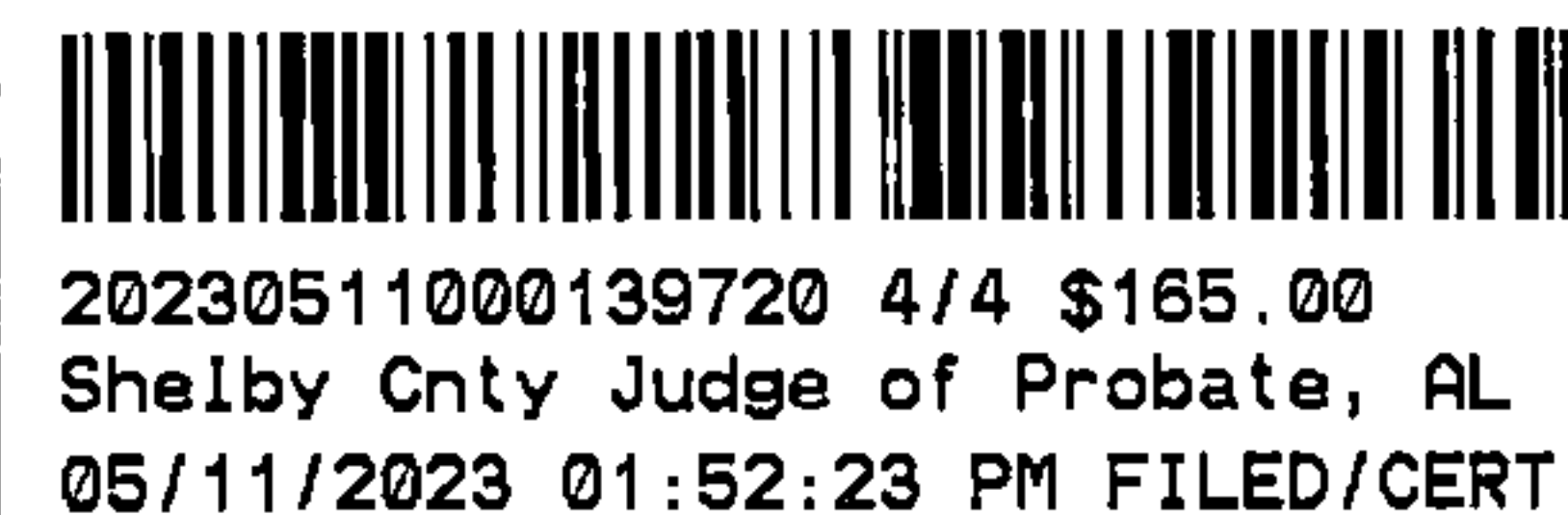
Instructions

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: 5/9/23

Print: Donna S. Belter

☐ Unattested

(verified by)

Sign Donna S. Belter

(Grantor/Grantee/ Owner/Agent) circle one