

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Dorie N. Belcher and
Michelle Whitfield
3664 County Road 20
Calera, AL 35040

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **DORIE N. BELCHER, an unmarried woman** (herein referred to as Grantor), grant, bargain, sell and convey unto **DORIE N. BELCHER and MICHELLE WHITFIELD** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lots 2 and 3, according to the map and plat of George Belcher Subdivision, recorded in Map Book 45, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama.

The Grantor herein, **DORIE N. BELCHER**, is the surviving Grantee of that certain deed recorded as Instrument # 2002-07393. The other Grantee, **GEORGE D. BELCHER**, having died on or about 25th day of April, 2018.

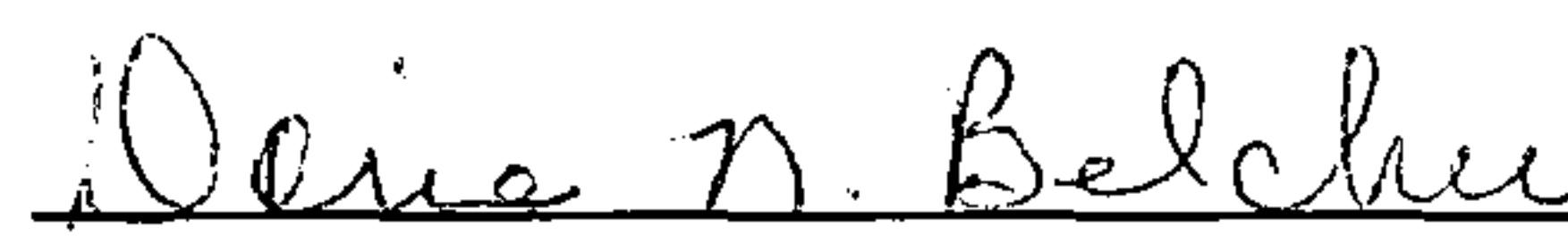
No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators 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, I have hereunto set my hand and seal this 1st day of November, 2018.

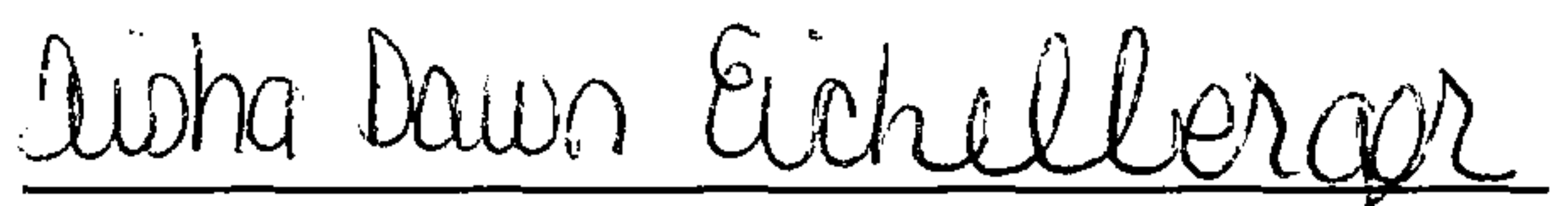

DORIE N. BELCHER

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **TISHA DAWN EICHELBERGER**, a Notary Public in and for said County, in said State, hereby certify that **DORIE N. BELCHER**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st date of November, 2018.

TISHA DAWN EICHELBERGER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 19, 2020


Notary Public
My Commission Expires: 10/19/2020

Real Estate Sales Validation Form

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

Grantor's Name	Dorie N. Belcher	Grantee's Name	Dorie N. Belcher
Mailing Address	3664 Hwy 20 Calera, AL 35040	Mailing Address	Michelle Whitfield 3664 Hwy 20 Calera, AL 35040
Property Address	3664 Hwy 20 Calera, AL 35040	Date of Sale	11/01/2018
		Total Purchase Price \$	
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	161,650.00

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 Tax Assessor's Value under Parcel#s
☐ Closing Statement	35-2-04-0-001-036.000 and
	35-2-04-0-001-036.001

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.

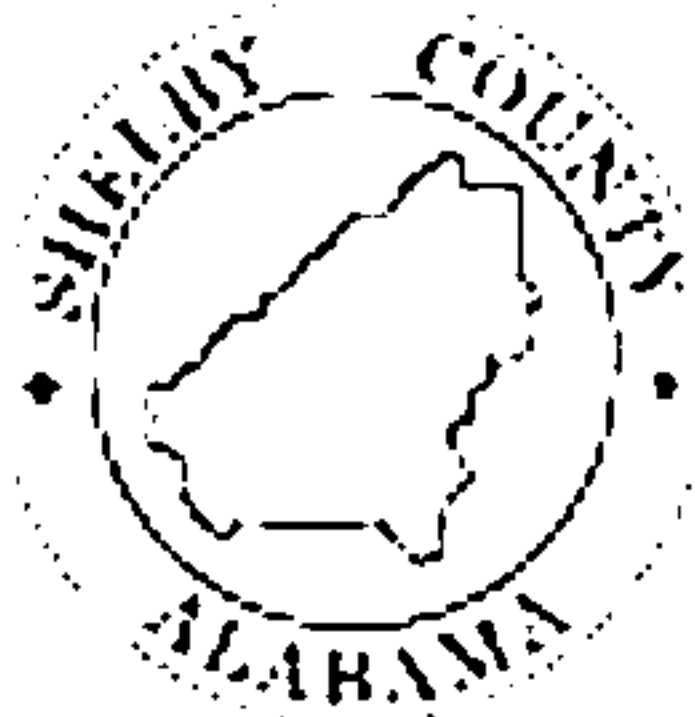
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 11/1/2018 Print DORIE N. BELCHER

Unattested (verified by) Sign Dorie N. Belcher (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/09/2018 09:37:08 AM
\$180.00 JESSICA
20181109000396910

Form RT-1

Allen S. Byrd