

20220915000357600
09/15/2022 10:56:19 AM
DEEDS 1/3

This Instrument Prepared By:
J. Winston Busby, Esq.
Dentons Sirote PC
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.

SOURCE OF TITLE:

Inst. 1993-12671

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
Paula J. Belmont
505 Cobb Street
Birmingham, AL 35209

STATUTORY WARRANTY DEED
WITH RESERVED LIFE ESTATE

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the Grantor herein, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

PAULA J. BELMONT, an unmarried woman,
whose mailing address is **505 Cobb Street, Birmingham, AL 35209**.

(herein referred to as "Grantor"), does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto

MICHAEL J. BELMONT,
whose mailing address is **505 Cobb Street, Birmingham, AL 35209**

(herein referred to as a "Grantee"), BUT SUBJECT, HOWEVER, TO THE RESERVATION BY THE GRANTOR OF A LIFE ESTATE AS STATED BELOW, the following described real property situated in Shelby County, Alabama [herein referred to as "Property"; the Property having a property address of **820 Fowler Lane, Shelby, Alabama 35143**, and an Assessor's Market Value of **\$430,500.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner (the Property being identified as Parcel No. 31-4-18-0-001-016.000)], to-wit:

Lot 38, according to the Map of the 1974 Addition of Shelby Shores, Phase II, as recorded in Map Book 6, Page 33, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements, and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said Property.

EXCEPT THAT THE GRANTOR EXPRESSLY RESERVES UNTO HERSELF A LIFE ESTATE IN THE PROPERTY, TOGETHER WITH THE RIGHT TO USE AND/OR OCCUPY THE SAME AS THE GRANTOR SHALL SEE FIT, AND TO COLLECT THE RENTS, ISSUES AND PROFITS THEREFROM, SO LONG AS THE GRANTOR SHALL LIVE.

This conveyance is made subject to the following:

1. Ad valorem taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection; all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases, if any, affecting the Property; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

TO HAVE AND TO HOLD unto the said Grantee, and to Grantee's heirs, executors and assigns, in fee simple forever, **subject, however, to the reservation of the life estate of the Grantor in the Property herein conveyed.**

NOTE: The Property herein conveyed **IS and, following the delivery of this Deed, will continue to be** the homestead of the Grantor.

NOTE: The last deed of record relating to the Property, or any part thereof, was that certain deed to Grantor and her husband William J. Belmont, Jr., deceased, from Joseph Lynn Story and Susan D. Story, dated April 30, 1993, and filed for record on May 5, 1993, as Instrument No. 1993-12671, in the Probate Office of Shelby County, Alabama.

**[Remainder of Page Intentionally Left Blank -
Signature Page Follows]**

13 IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal this day of Sept, 2022.

GRANTOR:

Paula J. Belmont
Paula J. Belmont

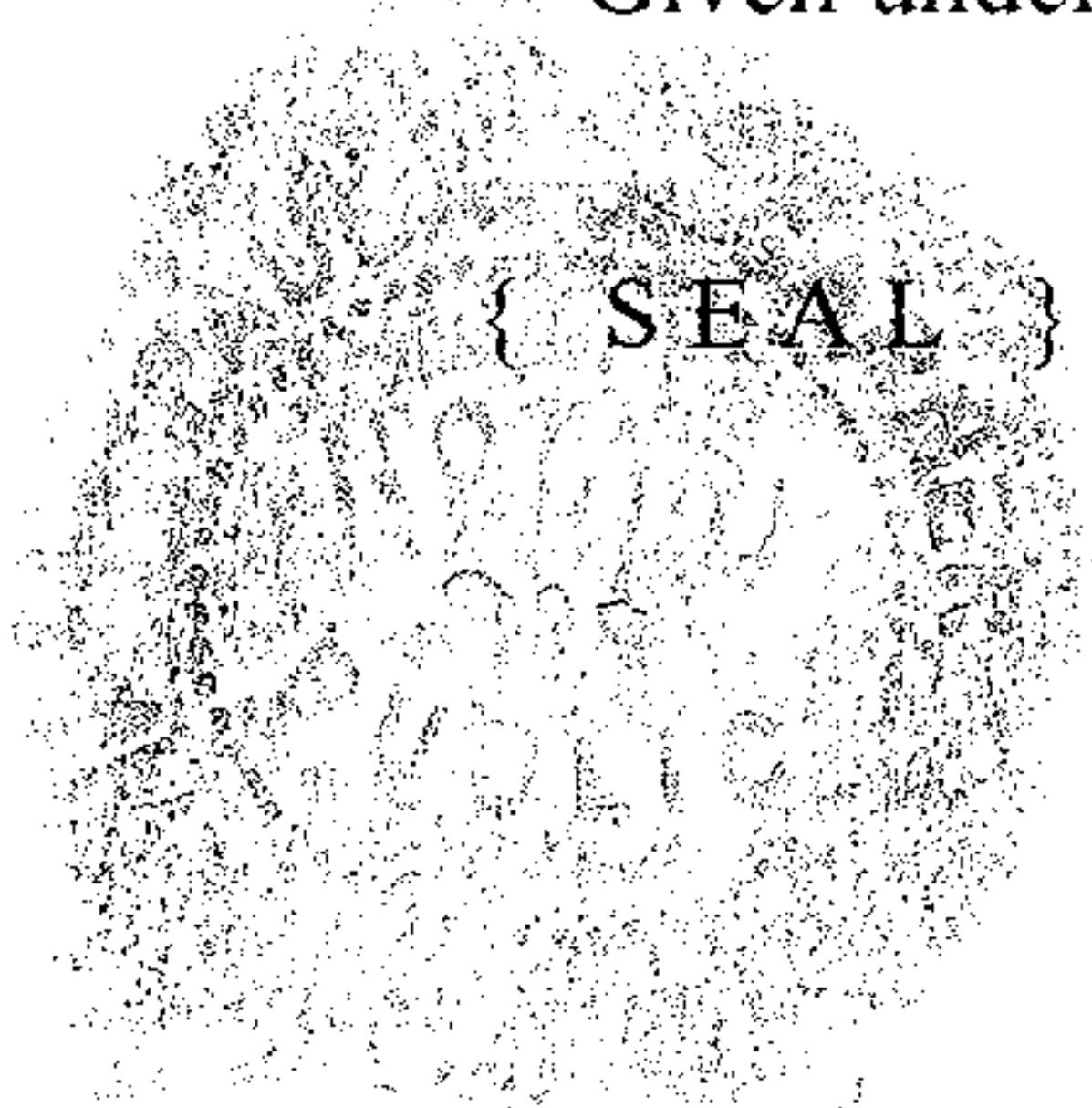
Date of Execution: _____

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that Paula J. Belmont, 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 such conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of Sept, 2022.

Paula S. Turner
Notary Public
My Commission Expires: 10 31 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/15/2022 10:56:19 AM
\$458.50 BRITTANI
20220915000357600

Allie S. Boyd

