



20210416000190800 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
04/16/2021 11:49:48 AM FILED/CERT

SEND TAX NOTICE TO:
Joanna D. York
304 Sterling Oaks Drive
Birmingham, AL 35244

PREPARER OF THIS DOCUMENT OFFERS NO OPINION AS TO TITLE.

STATE OF ALABAMA)
COUNTY OF SHELBY)

CO-PERSONAL REPRESENTATIVES' DEED

KNOW ALL ME BY THESE PRESENTS that for and in consideration of Ten and 00/100 dollars (\$10.00), and pursuant to the Last Will and Testament of Mildred S. York, deceased, as probated in the Probate Court of Shelby County, Alabama as Case No. PR-2017-000699, and for other good and valuable consideration in hand paid by JOANNA D. YORK, an unmarried woman, and CHARLES A. YORK, a married man (hereinafter collectively referred to as "GRANTEES"), JOANNA D. YORK and CHARLES A. YORK, in their capacities as Co-Personal Representatives of the Estate of Mildred S. York, deceased, and pursuant to Letters Testamentary granted to them on the Estate of Mildred S. York, deceased, on December 21, 2017, (hereinafter said Co-Personal Representatives are referred to as "GRANTORS"), said GRANTORS do hereby grant, bargain, sell and convey unto the said GRANTEES the following described real estate located in Shelby County, Alabama, to-wit:

Unit 304, according to the survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument 200407701000364570, and Articles of Incorporation of Sterling Oaks Owners Association, Inc. as recorded in Exhibit C of the Declarations of Condominium, and By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided 1/60 interest in the common elements of Sterling Oaks Condominium, as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominium, a Condominium, recorded in Map Book 33, page 101 A thru D, in the Probate Office of Shelby County, Alabama.

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

Source of title: Deed from Igram D. Tynes as Manager of Sterling Oaks, Grantor, to



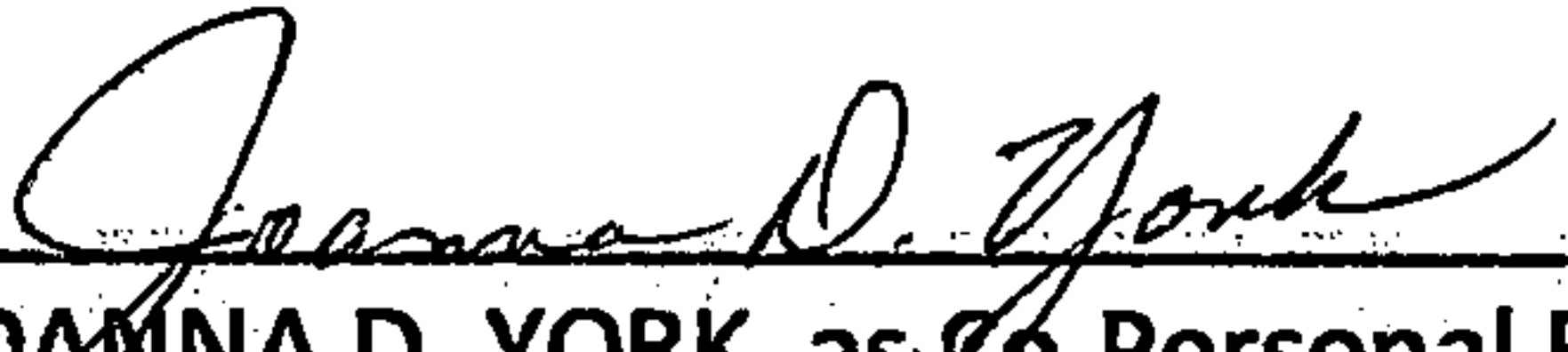
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Ralph E. York and Mildred S. York , collectively Grantees, as joint tenants with right of survivorship, as recorded in the Office of the Probate Judge of Shelby County, Alabama as Instrument #20050224000088410. Ralph E. York predeceased Mildred S. York.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of then in fee simple, and to the heirs and assigns of each survivor, together with every contingent remainder and right of reversion.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenants, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

IN WITNESS WHEREOF, the said GRANTORS, acting as Co=Personal Representatives of the Estate of Mildred S. York, deceased, hereunto set their signatures and seals this the 24th day of December, 2020.

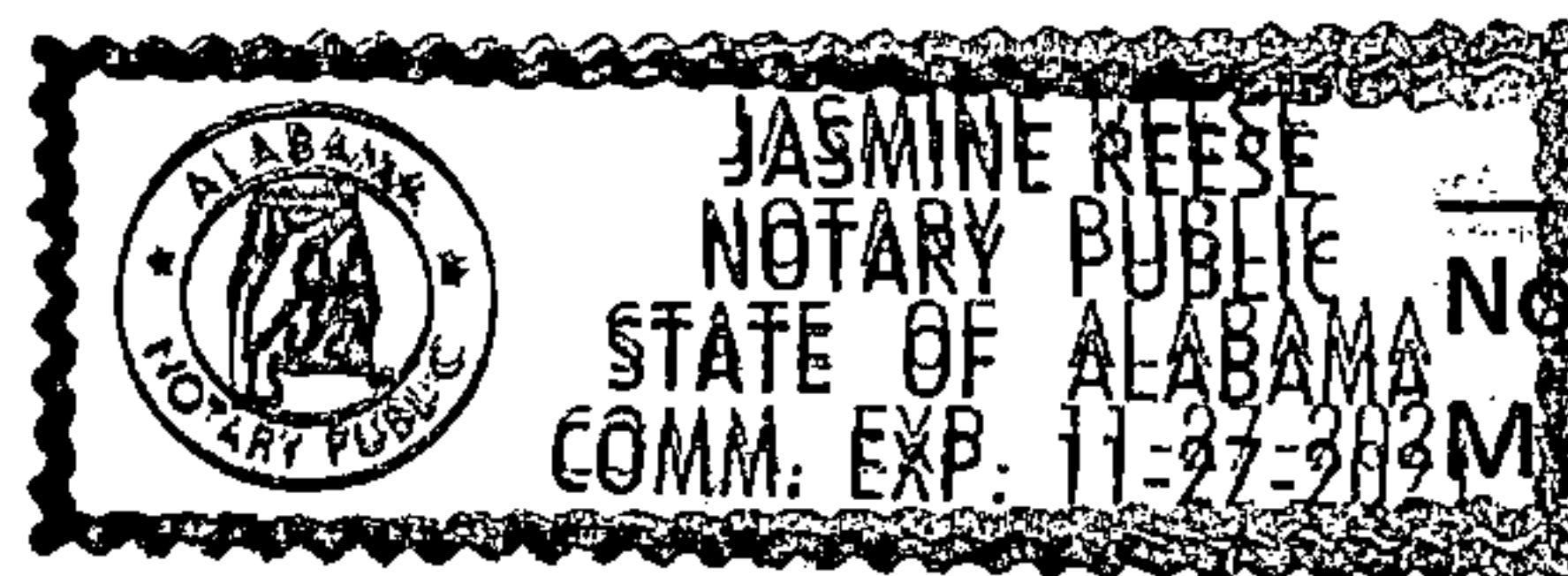

JOANNA D. YORK, as Co-Personal Representative
of the Estate of Mildred S. York, deceased

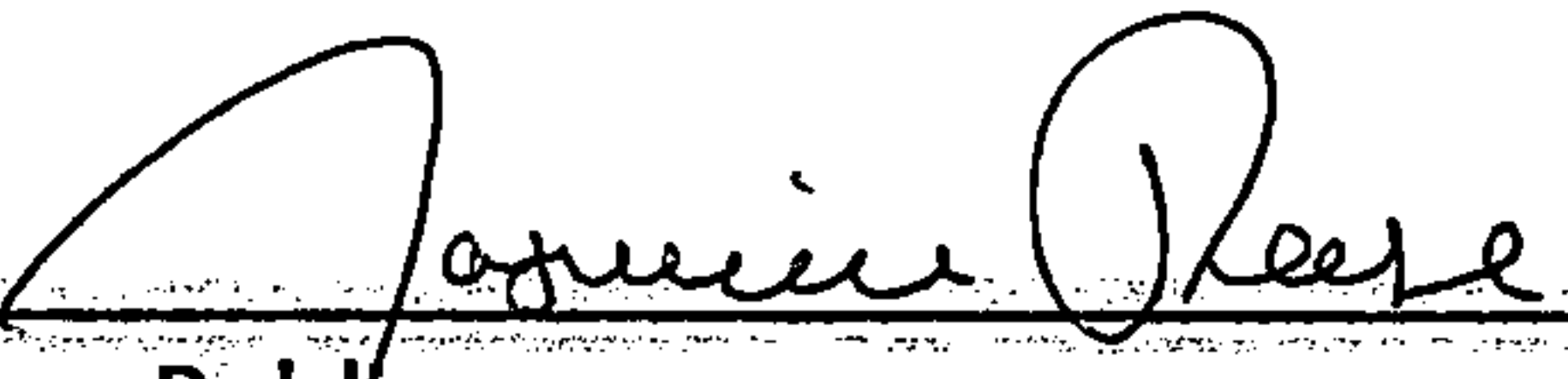

CHARLES A. YORK, as Co-Personal Representative
of the Estate of Mildred S. York, deceased

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JOANNA D. YORK, whose name as Co-Personal Representative of the Estate of Mildred S. York, deceased, is signed to the foregoing conveyance and who is known to me, acknowledged before me that being informed of the contents of the conveyance, she signed same in said capacity voluntarily with full authority to so sign.

Sworn to and subscribed before me this the 24th day of December, 2020.



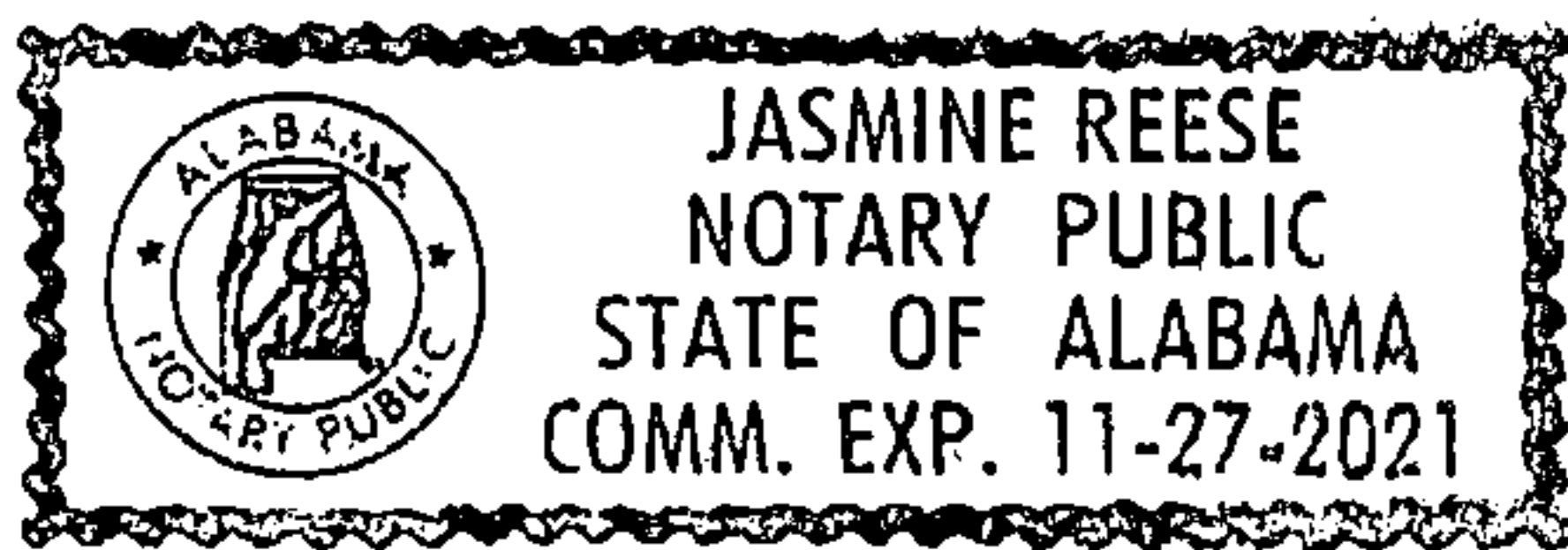

Notary Public
My commission expires: 11/27/2021

Alabama
STATE OF ~~TEXAS~~
COUNTY OF *Shelby*

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CHARLES A. YORK, whose name as Co-Personal Representative of the Estate of Mildred S. York, deceased, is signed to the foregoing conveyance and who is known to me, acknowledged before me that being informed of the contents of the conveyance, he signed same in said capacity voluntarily with full authority to so sign.

Sworn to and subscribed before me this the *24th* day of *December*, 2020.



Jasmine Reese
Notary Public
My commission expires: *11/27/2021*

THIS DOCUMENT PREPARED BY:
Warren "Bo" Burke, Jr
Klasing, Williamson, Burke & Bright PC
1601 Providence Park
Birmingham, AL 35242

Real Estate Sales Validation Form

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

Grantor's Name JOANNA D. YORK & CHARLES A. YORK Grantee's Name JOANNA D YORK & CHARLES
Mailing Address AS PERSONAL REPRESENTATIVES Mailing Address A. YORK
304 STERLING OAKS DRIVE 304 STERLING OAKS DRIVE
BIRMINGHAM, AL 35244 BIRMINGHAM, AL 35244

Property Address 304 STERLING OAKS DRIVE Date of Sale 12/24/20
BIRMINGHAM, AL 35244 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 122,700.00



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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 4/16/20

Print WARREN BURKE

☐ Unattested
(verified by)

Sign Warren Burke
(Grantor/Grantee/Owner/Agent) circle one