



20220404000135190 1/6 \$38.00
Shelby Cnty Judge of Probate, AL
04/04/2022 10:23:08 AM FILED/CERT

This Instrument prepared by:
Lindsey Eastwood
LINDSEY EASTWOOD LAW
2001 Park Place, Suite 875
Birmingham, Alabama 35203
Source of Title: Instrument Number 20210714000342830

Mail Tax Notice to:
Bilha Mukuha
2863 Regal Circle Apt. A
Hoover, AL 35216

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS IS A PERSONAL REPRESENTATIVE'S DEED executed and delivered by **BILHA MUKUHA**, as **PERSONAL REPRESENTATIVE OF THE ESTATE OF BENSON N'JAU MUTHEE**, deceased, *Case Number Case No. 22BHM00303*, in the Probate Court of Jefferson County, Alabama, the **GRANTOR**, to **BILHA MUKUHA**, an individual.

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS on July 14, 2021, the real property described herein was conveyed by Jennifer Pochran to Benson Muthee AKA Benson N'Jau Muthee and Bilha Mukuha, as tenants in common.

WHEREAS Benson Muthee AKA Benson N'Jau Muthee died on July 27, 2021 and his estate is currently being administered in Jefferson County Probate Court, *Case No. 22BHM00303*. Bilha Mukuha was appointed Personal Representative of the Estate pursuant to *Letters of Administration* issued on February 7, 2022;

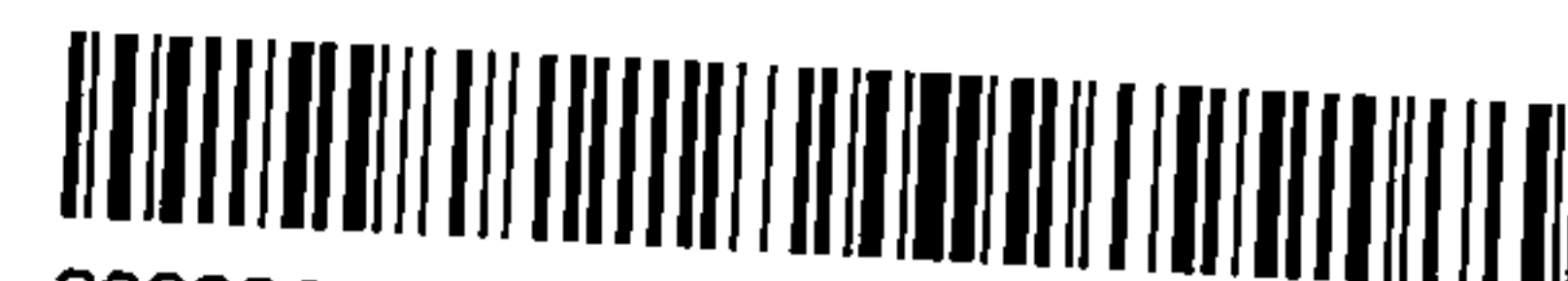
NOW, THEREFORE, in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration to said **GRANTOR** paid in hand by **GRANTEE** herein, the receipt of which is hereby acknowledged, the **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **BILHA MUKUHA**, an individual, in fee simple, subject to the provisions hereinafter contained, all that real property in said County, State of Alabama described as follows, to-wit:

Lot 1441, according to the Survey of Old Cahaba IV, Second Addition Phase Three, as recorded in Map Book 33, Page 130, in the Probate Office of Shelby County, Alabama.

Subject to the ad valorem taxes for the current year and all subsequent years.

The real property is commonly known as 568 Bentmoor Drive, Helena, AL 35080

Parcel Number: 13-4-20-4-004-039.000



20220404000135190 2/6 \$38.00
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Any and all easements, building lines, right-of-ways, reservations and restrictive covenants, liens, mortgages, encumbrances, etc. of record applicable to said property in the Office of the Judge of Probate of said County.

TOGETHER WITH ALL AND SINGULAR the improvements thereon, rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in any way appertaining; and all right, title, and interest of **GRANTOR** in and to any and all roads, alleys and ways bounding said premises, **TO HAVE AND TO HOLD** unto the said **GRANTEE**, and to the heirs and assigns of said **GRANTEE**, in fee simple, **FOREVER**.

Grantor hereby certifies that the above-described property does not constitute her homestead.

AND THE GRANTOR DOES HEREBY COVENANT with the **GRANTEE**, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by **GRANTOR**, and that **GRANTOR** will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under **GRANTOR**, but against none other.

[Signature(s) to Follow on Subsequent Page]



20220404000135190 3/6 \$38.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal this, the 30 day of March, 2022.

BILHA MUKUHA,
as Personal Representative of the Estate of
Benson N'Jau Muthee, deceased.

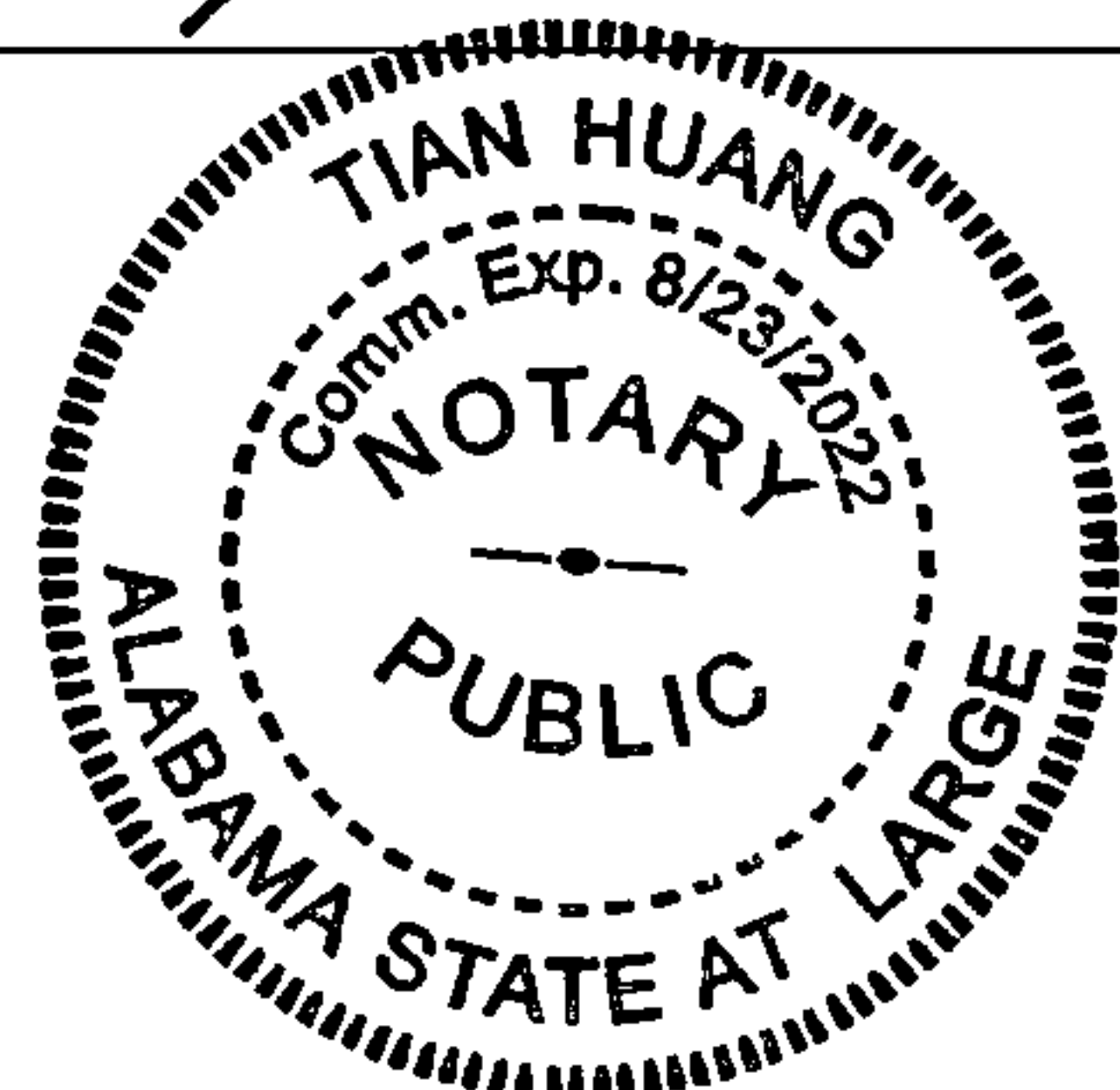
STATE OF ALABAMA
JEFFERSON COUNTY

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that **BILHA MUKUHA**, whose name is signed to the foregoing conveyance in her capacity as Personal Representative of the Estate, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of March, 2022.

Notary Public





20220404000135190 4/6 \$38.00
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Real Estate Sales Validation Form

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

Grantor's Name Bilha Mukuha
Mailing Address 2863 Regal Circle Apt. A
Hoover, AL 35216

Grantee's Name Bilha Mukuha
Mailing Address 2863 Regal Circle Apt. A
Hoover, AL 35216

Property Address 568 Bentmoor Drive
Helena, AL 35080

Date of Sale 2/16/2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 205,800.00

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 Shelby County Tax Assessor
☐ 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 4-1-22

Print Lindsay Eastwood

☐ Unattested
(verified by)

Sign Lindsay Eastwood
(Grantor/Grantee/Owner/Agent) circle one



20220404000135190 5/6 \$38.00
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LETTERS OF ADMINISTRATION

IN THE MATTER OF THE ESTATE OF:

**IN THE PROBATE COURT OF
JEFFERSON COUNTY, ALABAMA**

BENSON N'JAU MUTHEE,

Deceased

CASE NO. 22BHM00303

LETTERS OF ADMINISTRATION

Letter of Administration on the above-named deceased are hereby granted to **BILHA MUKUHA,** who has duly qualified and given bond in the amount \$ **20,000.00** as such Personal Representative and is authorized to administer such estate. Subject to the priorities stated in §43-8-76, Code of Alabama (1975, as amended), the said Personal Representative, acting prudently for the benefit of interested persons, has all the powers authorized in transactions under §43-2-843, Code of Alabama (1975, as amended).

WITNESS my hand this date, the 7th day of February, 2022.

Sherri C. Friday

Judge of Probate

I, Sherri C. Friday, Judge of Probate Court of Jefferson County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the **Letters of Administration** issued in the above-styled cause as appears of record in said Court. I further certify that said Letters are still in full force and effect.

WITNESS my hand and seal of said Court this date, the 7th day February, 2022.

Sherri C. Friday

Judge of Probate

ALABAMA
Center for Health Statistics
ALABAMA CERTIFICATE OF DEATH

State
File
Number

101 2021-37947

CAUSE OF DEATH

40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH							INTERVAL	
IMMEDIATE CAUSE	A. Probable cardiac dysrhythmia of undetermined etiology						seconds to minutes	
	DUE TO (OR AS A CONSEQUENCE OF):							
	UNDERLYING CAUSE	B. _____						
		DUE TO (OR AS A CONSEQUENCE OF):						
C. _____								
DUE TO (OR AS A CONSEQUENCE OF):								
41. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH								
42. MANNER OF DEATH		43. PREGNANT (IF FEMALE)		44. AUTOPSY	45. FINDINGS CONSIDERED	46. TOXICOLOGY	47. FINDINGS CONSIDERED	48. TOBACCO USE CONTRIBUTED TO DEATH
Natural Causes				Yes	Yes	Yes	Yes	No
49. HOW INJURY OCCURRED								
50. DATE AND TIME OF INJURY			51. INJURY AT WORK		52. IF TRANSPORTATION INJURY, SPECIFY			
53. PLACE OF INJURY			54. LOCATION OF INJURY					

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2021-379-065-7

Nicole Henderson Rushing
State Registrar of Vital Statistics