

SEND TAX NOTICE TO:

Cherie Zipporah Works
5140 Willow Way
Birmingham, Alabama 35242

This Instrument was prepared by:

Loretta D. Collins Esq.
2319 Market Place, Suite A
Huntsville, Alabama 35801



20221104000415050 1/4 \$497.50
Shelby Cnty Judge of Probate, AL
11/04/2022 02:44:10 PM FILED/CERT

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

Known all men by these presents, that pursuant to the Last Will and Testament of Deborah Mae Works, deceased, Grantor, Jason Rucker III, Personal Representative of the Estate of Deborah Mae Works, deceased, (hereinafter referred to as Grantor) hereby does grant, devise, and convey unto Cherie Zipporah Works (1/3rd Interest – one third), Angela Works (1/3rd Interest – one third), and Annamaria Myesha Miller (1/3rd Interest – one third) (hereinafter referred to as Grantees), the following described Real Estate situated at 5140 Willow Way in Birmingham, Shelby County, Alabama, 35242 valued at Four Hundred Sixty-Five Thousand Four Hundred Dollars (\$465,400.00) to wit:


Lot 22-A, according to a Resurvey of Lots 21, 22, 53-55, 58-63 and 86-89, of Amended Map of Hickory Ridge, as recorded in Map Book 13, page 147, in the Probate Office of Shelby County, Alabama.

Tax Parcel Number: 106 140 005 022 000

TO HAVE AND TO HOLD Unto the said GRANTEES, her heirs and assigns, forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17th day of Aug. 2022.

Page 1 of 2


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GRANTOR:


Jason Rucker, III, Personal Representative of the Estate of Deborah Mae Works

GRANTEES:


Angela Claudette Works


Cherie Zipporah Works



Annamaria Myesha Miller

WITNESS:

STATE OF ALABAMA)
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said County, in the State, hereby certify that Jason Rucker III, Angela Claudette Works, Cherie Zipporah Works, and Annamaria Miller, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 17th day of Aug. 2022.


Notary Public
My Commission Expires: 04/25/23

Page 2 of 2

Shanta Boles
Notary Public, Alabama State At Large
My Commission Expires 04/25/2023



Mailing Address Jason Rucker III
3706 Bellhaven Road
Belton, South Carolina
29127

Mailing Address Chene Z. Works
5140 Willow Way
Birmingham, AL
35242

Property Address 5140 Willow Way
Birmingham, Alabama
35242

Date of Sale Aug 17, 2022
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 405,400.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Market Value

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 Aug. 26, 2022

Unattested

(verified by)

Print Shant'a Boles

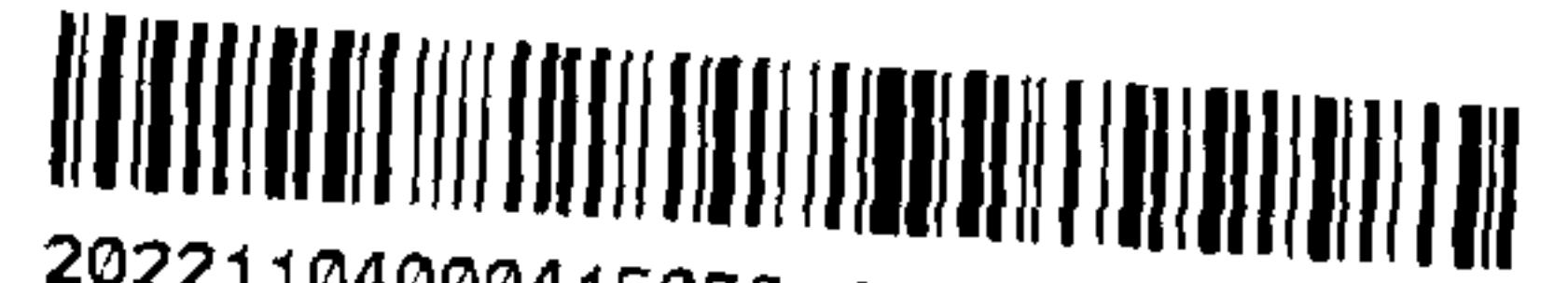
Sign Shant'a Boles, Office Manager
(Grantor/Grantee/Owner/Agent) circle one

Attorney

Form RT-1

2. Angela Claudette Works
147 Whitt Haven Drive
Toney, Alabama 35773

3. Annamaria Miller
5140 Willow Way
Birmingham, Alabama 35242



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