


**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

  
20240730000234880 1/3 \$338.50  
Shelby Cnty Judge of Probate, AL  
07/30/2024 11:44:13 AM FILED/CERT

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

KNOWN ALL MEN BY THESE PRESENTS, That for the property valued at Four Hundred Sixty-Five Thousand Four Hundred Dollars (\$465,400.00), Angela Works (1/3<sup>rd</sup> Interest – one third), residing at 147 Whitt Haven Drive, Toney, Alabama 35773 (hereinafter known as Grantor) and Annamaria Myesha Miller (1/3<sup>rd</sup> Interest – one third), residing at 5140 Willow Way, Birmingham, Alabama 35242 (hereinafter known as Grantor) hereby does grant, devise, convey and sells to Cherie Zipporah Works, a person with 1/3<sup>rd</sup> Interest – one third), residing at 5140 Willow Way, Birmingham, Alabama 35242 (hereinafter referred to as Grantee) the following described Real Estate situated at 5140 Willow Way in Birmingham, Shelby County, Alabama, 35242 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

2/3 = 310,266

Shelby County, AL 07/30/2024  
State of Alabama  
Deed Tax: \$310.50



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AND said Grantors, for said Grantors, their heirs successors, executors, and administrators, covenants with Grantees and with their heirs and assigns, that Grantors are lawfully seized in fee simples of the Real Estate; that said Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and Grantors will, and their heirs, executors and administrators shall warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

TO HAVE AND TO HOLD Unto the said Cherie Zipporah Works, GRANTEE, her heirs and assigns, forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 26<sup>th</sup> day of January, 2024.

GRANTORS:

Angela Claudette Works  
Angela Claudette Works

Annamaria Myesha Miller  
Annamaria Myesha Miller


GRANTEE:

Cherie Zipporah Works  
Cherie Zipporah Works

WITNESS:

Shantia Ehridge

STATE OF ALABAMA )  
COUNTY OF MADISON )

  
20240730000234880 3/3 \$338.50  
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I, the undersigned, a Notary Public in and for said County, in the State, hereby certify that Angela Claudette Works, Annamaria Myesha Miller, and Cherie Zipporah Works, 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 26<sup>th</sup> day of January, 2024.

  
Notary Public  
My Commission Expires: 3/21/27

