



20120315000090170 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
03/15/2012 10:31:08 AM FILED/CERT

This instrument was prepared by:

Joel A. Mendler, Esq.  
2125 Morris Avenue  
Birmingham, Alabama 35203

Send Tax Notice to:

Phyllis Mayronne  
122 Cambrian Way  
Inverness, AL 35242

## DEED OF DISTRIBUTION

STATE OF LOUISIANA )  
TANGIPAHOA PARISH )

MAR 05 2012

THIS DEED made and entered into this the \_\_\_\_\_ day of March, 2012, by Michael Ledet, as Personal Representative of the Estate of Richard H. Collin, deceased (herein referred to as "Grantor"), to Phyllis Mayronne (herein referred to as "Grantee").

### RECITALS

1. Richard H. Collin (herein referred to as "decedent") died testate on January 20, 2010. The decedent's Last Will and Testament and Codicils were admitted to record in the Probate Court of Shelby County, Alabama, Case No. 2010-000114. Said Court issued Letters Testamentary to the Grantor on March 4, 2012, authorizing Michael Ledet to act on behalf of the estate of the decedent.
2. The terms of said decedent's Will provide that the decedent's interest in the real property bearing Municipal No. 122 Cambrian Way, Inverness, Alabama shall be distributed to the Grantee.
3. The Grantor, in his capacity as Personal Representative of the estate, has determined that the real estate described herein and made the subject of this conveyance shall be distributed to the Grantee in partial satisfaction of the devises to Grantee contained in decedent's Will.

NOW, THEREFORE, in consideration of the premises, the Grantor does grant, bargain, sell and convey onto Phyllis Mayronne all right, title, interest and claim in and to the following described real estate situated in Shelby County, Alabama to-wit:

Unit 122, in Cambrian Wood Condominium, by laws and amendments thereto as established by Declaration of Condominium, by laws and amendments thereto as recorded in Misc. Book 12, Page 87, in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13, Page 2; Misc. Book 13, Page 4 and Misc. Book 13, Page 344, and Misc. Book 52, Page 318 and further modified by order for permanent injunctions as recorded in Inst. No. 1997-39374, in the Office of the Judge of Probate of



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Shelby County, Alabama and as shown by the plat record in Map Book 6, Page 62, together with an undivided interest in the common elements as set forth in said corporation.

Subject to ad valorem taxes for the current year, easements and restrictions of record.

**TO HAVE AND TO HOLD** to the said Grantee, her heirs and assigns forever.

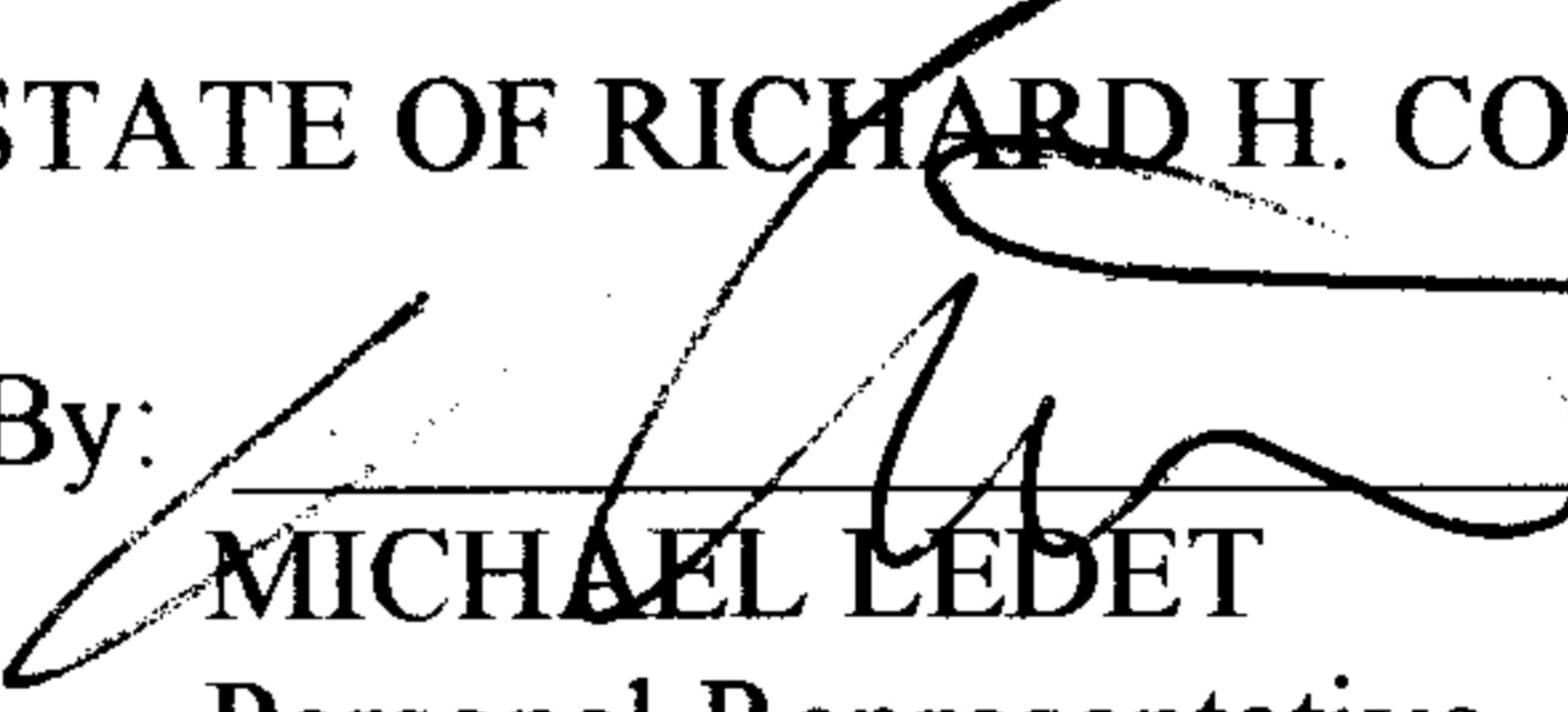
This instrument is executed by the Grantor solely in the representative capacity named herein and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in his individual capacity, and the Grantor expressly limits his liability to the representative capacity named.

IN WITNESS WHEREOF, the Grantor has executed this conveyance by setting his signature, this \_\_\_\_\_ day of March, 2012.

**MAR 05 2012**

THE ESTATE OF RICHARD H. COLLIN, DECEASED

By:

  
**MICHAEL LEDET**

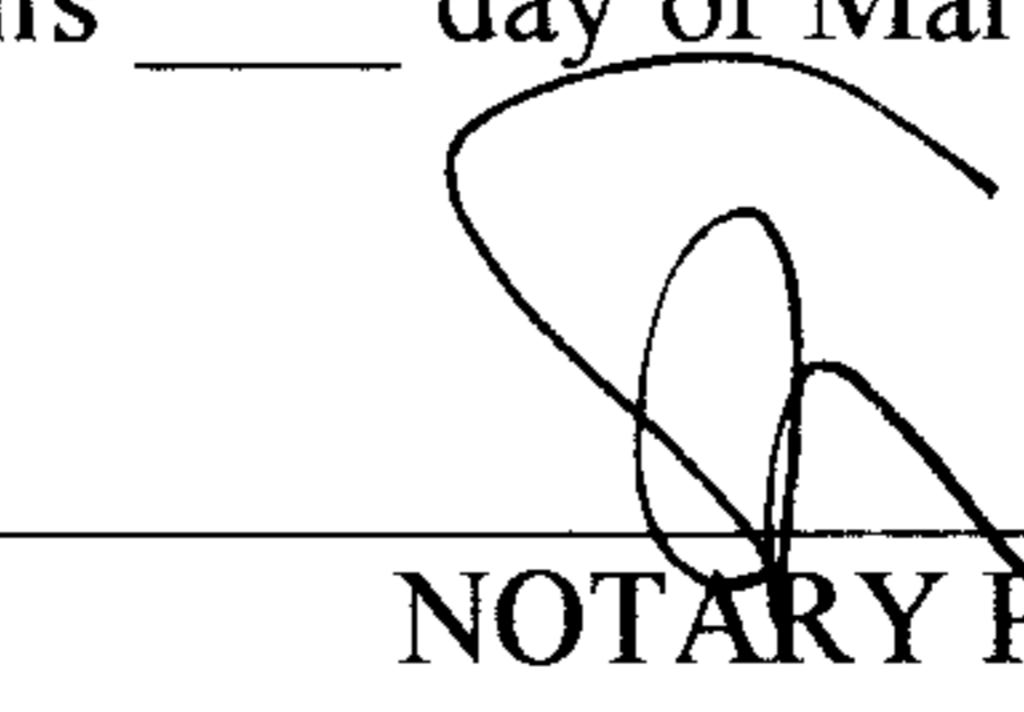
Personal Representative

STATE OF LOUISIANA )  
PARISH OF TANGIPAHOA )

I, the undersigned authority, a Notary Public in and for said Parish, in said State, hereby certify that Michael Ledet, as Personal Representative of the Estate of Richard H. Collin deceased, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

**MAR 05 2012**

Given under my hand and official seal this \_\_\_\_\_ day of March, 2012.

  
**NOTARY PUBLIC**

Notary Responsible For  
Authenticity of Signatures Only

**SUZANNE ROSSIE**  
**NOTARY PUBLIC # 8959**  
**MY COMMISSION EXPIRES**  
**AT DEATH**