

The following information is furnished in accordance
with Code of Alabama 1975, Section 40-22-1,
and is verified by the signature of the Grantor below:

20211216000595000
12/16/2021 09:14:37 AM
EXEDED 1/3

Grantor's Name: Estate of John E. Shepherd, Deceased
Mailing Address: c/o Barbara S. Malkove
4325 Marquette Drive
Mobile, AL 36608

Grantees' Names: Barbara S. Malkove
4325 Marquette Drive
Mobile, AL 36608

John M.G. Schmohl, Jr.
9801 Lake Meadow Place
Richmond VA 23238-5575

Courtney S. Barrack
3321 White Chimneys Court
Glen Allen VA 23060

David S. Schmohl
4155 Ursuline Drive
Mobile AL 36608

Property Address: Raw Land
24 8 34 0 000 004.000

Date of Distribution: December 14, 2021
Assessor's Market Value: \$101,250.00
(1/2 of Assessor's Market Value)

STATE OF ALABAMA:
COUNTY OF SHELBY:

STATUTORY DISTRIBUTION DEED

WHEREAS, John E. Shepherd (hereinafter referred to as the "Decedent"), who was an inhabitant of Mobile County, Alabama and over the age of twenty-one (21) years at the time of his death, departed this life on the 8th day of September, 2019 in Mobile County, Alabama leaving a Last Will and Testament which was admitted to probate and record by order of the Probate Court of Mobile County, Alabama dated the 3rd day of June, 2021 and recorded in the records in the office of the Judge of Probate of said county (hereinafter referred to as the "Will"), Case No. 2021-0963; and

WHEREAS, Letters Testamentary dated the 3rd day of June, 2021 were issued to Barbara S. Malkove appointing her as Personal Representative of the Decedent's Estate (Barbara S. Malkove is hereinafter referred to as the "Personal Representative"); and

WHEREAS, a copy of the Will was recorded on July 1, 2021 as Instrument No.: 20210701000319000 in the Shelby County, Alabama Probate Court records; and

WHEREAS, at the time of his death, the Decedent was the owner of a one-half (1/2) undivided interest in the hereinafter described real property (the "Subject Property"); and

WHEREAS, Item IV of the Will devised the Decedent's interest in the Subject Property, as part of the rest, residue and remainder of the Decedent's Estate, to a trust for the benefit of Decedent's wife, Anne T. Shepherd, with the remainder interest in the trust property at Anne T. Shepherd's death to Barbara S. Malkove (55% undivided interest), John M.G. Schmohl, Jr. (15% undivided interest), Courtney S. Barrack (15% undivided interest) and David S. Schmohl (15% undivided interest); and

WHEREAS, Anne T. Shepherd died on the 9th day of September, 2020 prior to the funding of the trust for her benefit under the Will; and

WHEREAS, the purpose of this instrument is to accomplish the distribution of the Decedent's interest in the Subject Property to Barbara S. Malkove (55% undivided interest), John M.G. Schmohl, Jr. (15% undivided interest), Courtney S. Barrack (15% undivided interest) and David S. Schmohl (15% undivided interest).

NOW, THEREFORE, in consideration of the premises, in order to accomplish the distribution and transfer of the Decedent's interest in the Subject Property, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by all parties, the Estate of John E. Shepherd, Deceased (the "Grantor"), does hereby GRANT, BARGAIN, DISTRIBUTE and CONVEY unto Barbara S. Malkove, a single person, John M.G. Schmohl, Jr., a married person, Courtney S. Barrack, a married person and David S. Schmohl, a married person (collectively, the "Grantees"), as tenants in common, with Barbara S. Malkove receiving a 55% undivided interest, John M.G. Schmohl, Jr. receiving a 15% undivided interest, Courtney S. Barrack receiving a 15% undivided interest and David S. Schmohl receiving a 15% undivided interest, the Decedent's one-half (1/2) undivided interest in the real property located in Shelby County, Alabama and described as follows:

**The South Half of the NE ¼ of Section 34, Township 21 South,
Range 4 West, Shelby County, Alabama.**

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, privileges, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, unto the Grantees, as tenants in common, and to the heirs and assigns of such Grantees, forever.

The property conveyed hereby is conveyed subject to all existing utility and drainage easements and rights-of-way, if any, and to all matters now of record in the Office of the Judge of Probate of Shelby County, Alabama, or which may be visible on the ground, as well as to the lien for current ad valorem taxes, if any, which taxes the Grantees named herein assume and agree to pay when due.

[THE NEXT PAGE IS THE SIGNATURE PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 14th day of December, 2021.

GRANTOR:

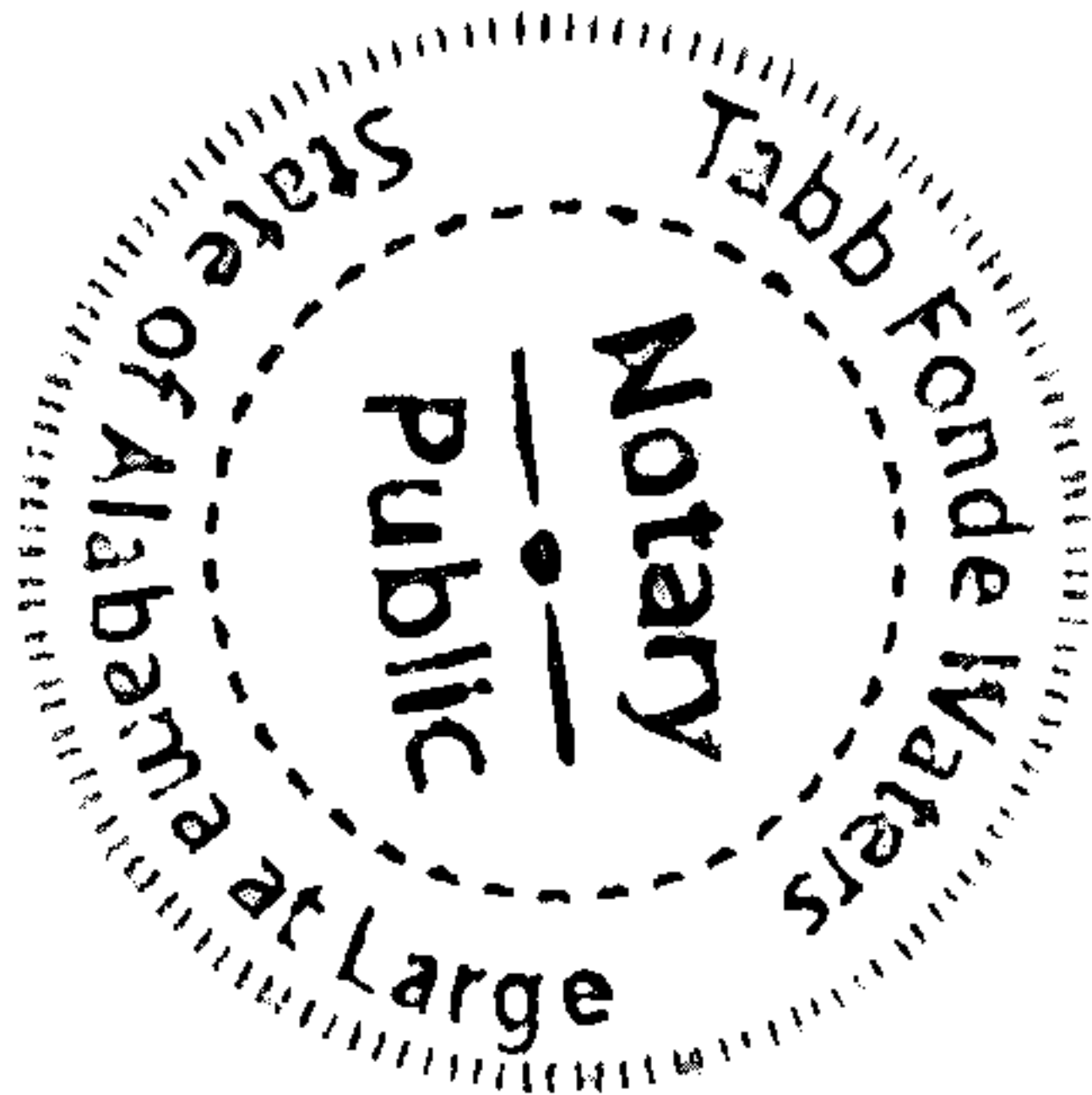
Barbara S. Malkove

Barbara S. Malkove, Personal Representative of the
Estate of John E. Shepherd, Deceased

STATE OF ALABAMA:
COUNTY OF MOBILE:

I, the undersigned Notary Public in and for said County in said State, hereby certify that Barbara S. Malkove, whose name as Personal Representative of the Estate of John E. Shepherd, Deceased, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she, in the capacity set forth above, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of December, 2021.



Tabb Fondi Waters

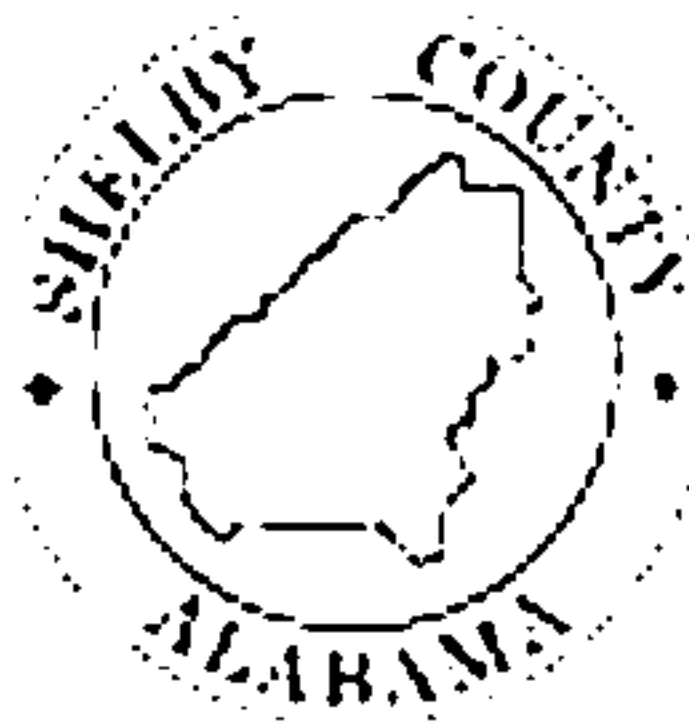
NOTARY PUBLIC

My Commission Expires: 8/10/2025
(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY:

Robert H. Rouse, Esq.
Helmsing, Leach, Herlong,
Newman & Rouse, P.C.
Post Office Box 2767
Mobile, Alabama 36652
(251) 432-5521

This deed was prepared without
a complete examination of title
and without the benefit of a survey.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/16/2021 09:14:37 AM
\$31.00 BRITTANI
20211216000595000

Allie S. Bayl