

20230522000151270 1/3 \$176.50
Shelby Cnty Judge of Probate, AL
05/22/2023 12:47:17 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

DEED OF DISTRIBUTION

THIS DEED made and entered into this 4th day of May, 2023, by **JOELLYNN K. HEATON**, in her fiduciary capacity as Personal Representative of the **ESTATE OF CHARLES E. HEATON**, deceased, (hereinafter referred to as the "Grantor") to **JOELLYNN K. HEATON, CHARLES E. HEATON, Jr. and JILL H. THOMAS**, as **Tenants in Common**, (hereinafter referred to as the "Grantees").

RECITALS

1. **CHARLES E. HEATON**, (the "decedent"), died intestate in Pensacola, Florida, on or about the 28th day of July, 2022, and at the time of his death was a resident of Shelby County, Alabama.
2. Letters of Administration on the decedent's estate were granted to Joellynn K. Heaton (his surviving spouse), as Personal Representative on August 29, 2022, in the Probate Court of Shelby County, Alabama, under Case No. PR-2022-000784.
3. The Grantees are the surviving spouse and the adult children of the decedent and constitute his heirs at law under the Alabama law of intestate succession.

NOW THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTOR does grant, bargain, sell and convey unto the said GRANTEES, as Tenants in Common, all of the Decedent's Estate's right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to wit:

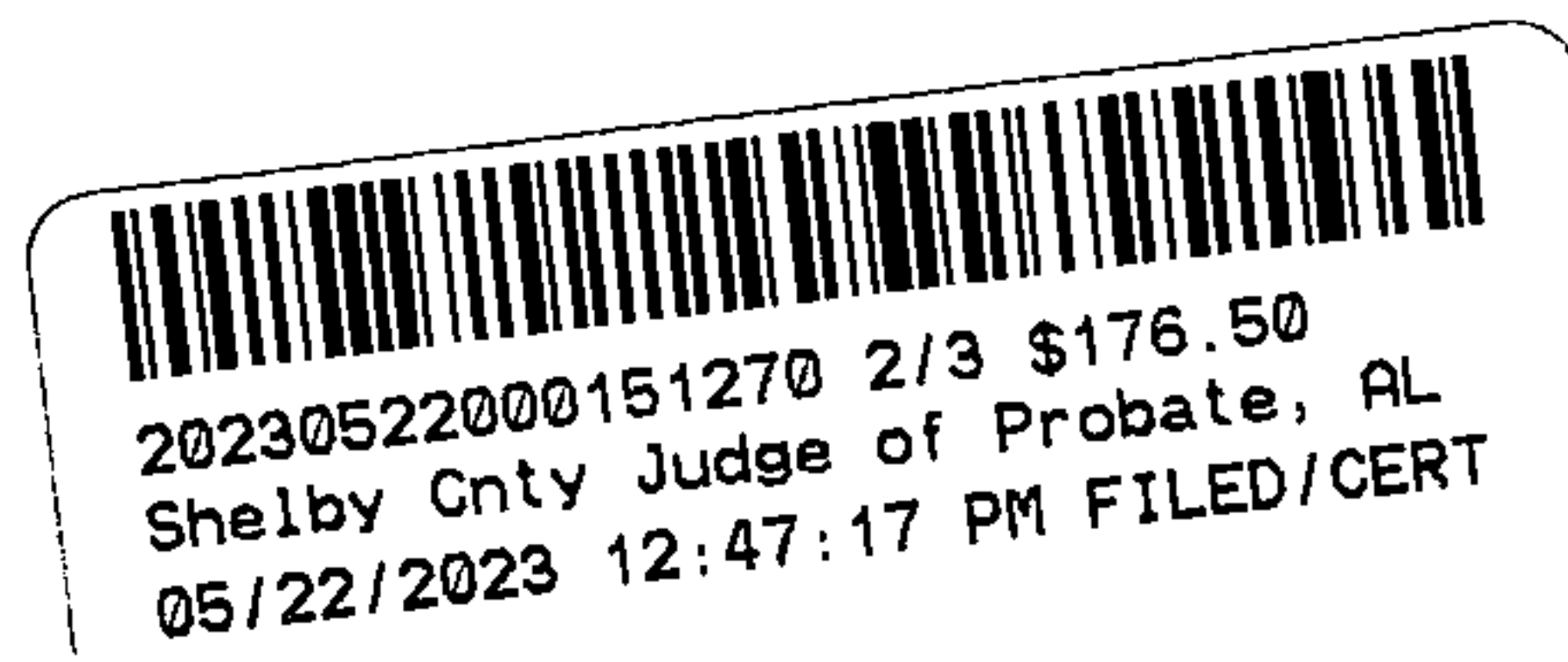
Lot 134, according to the Survey of The Cottages at Stonehaven, Third Addition, as recorded in Map Book 26, Page 15, in the Probate Office of Shelby County, Alabama.
Street address: 102 Stone Hill Circle, Pelham, AL 35124
Parcel # 13-6-23-4-004-055.000

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and subject to ad valorem taxes, mineral and mining rights, easements, rights of way, covenants, restrictions, and limitation of record.

TO HAVE AND TO HOLD to the said GRANTEES, as Tenants in Common, their successors and assigns forever.

This instrument is executed by the Personal Representative solely in her 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 Personal Representative in her individual capacity. The Personal Representative expressly limits her liability hereunder to the

Shelby County, AL 05/22/2023
State of Alabama
Deed Tax: \$147.50



property now or hereafter held by her in her representative capacity named.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

GRANTOR:

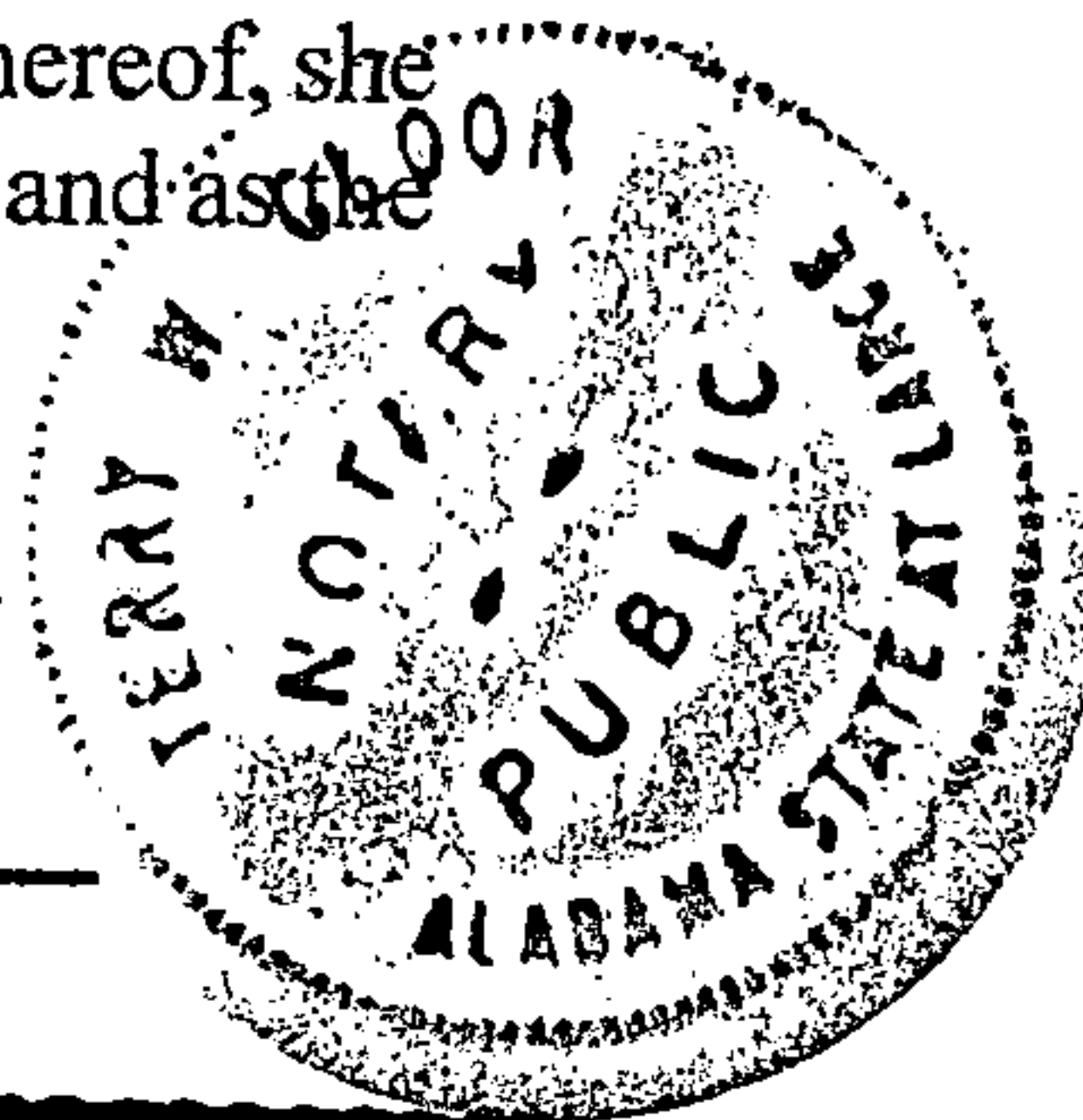

JOELLYNN K. HEATON as Personal
Representative of the ESTATE OF CHARLES E.
HEATON, deceased

STATE OF ALABAMA)
SHELBY COUNTY)

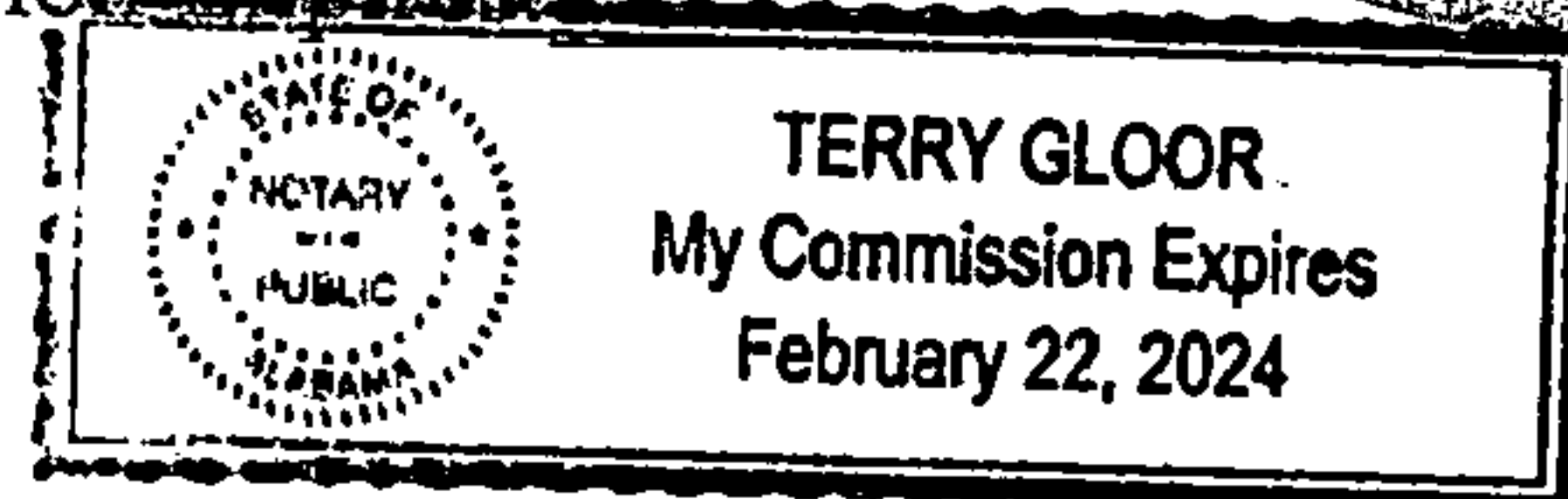
I, the undersigned, a Notary Public in and for the said county in said state, hereby certify that **JOELLYNN K. HEATON**, whose name is signed to the foregoing conveyance in her capacity as Personal Representative of the **ESTATE OF CHARLES E. HEATON**, deceased, and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, she as such Personal Representative and with full authority executed the same voluntarily for and as the act of said Estate.

Subscribed and sworn to before me this 4th of May, 2023.


NOTARY PUBLIC
My Commission Expires:



This Instrument Prepared By:
Terry W. Gloor
Gloor Law Firm, LLC
200 Century Park South
Suite 114
Birmingham, Alabama 35226
(205) 968-1900
tgloor@gloorlawfirm.com



Send Tax Notice To:
Joellynn K. Heaton
102 Stone Hill Circle
Pelham, AL 35124

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SHELBY COUNTY

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