

THIS INSTRUMENT PREPARED BY:
Glenn E. Estess, Jr.
Wallace, Jordan, Ratliff & Brandt, LLC
800 Shades Creek Parkway, Ste 400
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Peter Christopher Rouveyrol
205 Legacy Parc Circle
Pelham, AL 35124

GRANTOR:
Name: Estate of Eugene Rouveyrol
Address: c/o Anna P. Tapscott, Personal Representative
3604 Courtyard Lane
Birmingham, AL 35216

GRANTEE:
Name: Peter Christopher Rouveyrol
Address: 205 Legacy Parc Circle
Pelham, AL 35124

Tax Assessor's Property Value:	\$469,800.00	TITLE NOT EXAMINED
Address of Property:	205 Legacy Parc Circle Pelham, AL 35124	
Parcel I.D.:	14 3 07 3 000 011.011	
Source of Title:	Instrument #20201209000564260	

DEED OF DISTRIBUTION

STATE OF ALABAMA)
SHELBY COUNTY)

THIS DEED made and entered into by Anna P. Tapscott, as Personal Representative of the Estate of Eugene Rouveyrol, deceased (the "Grantor"), to Peter Christopher Rouveyrol, (the "Grantee").

RECITALS:

1. Eugene Rouveyrol deceased (herein referred to as Decedent) died testate on March 16, 2023. The Decedent's Last Will and Testament was admitted to record in the Probate Court of Jefferson County, Alabama. The administration of the Decedent's Estate was assigned Case Number 23BHM001086 by said Court. Said Court issued Letters Testamentary to Grantor on May 31, 2023, authorizing her to act on behalf of the Estate of the Decedent.

2. Grantor has determined that said real estate described herein and made the subject of this conveyance shall be distributed to Grantee in satisfaction of said devise to him under Article 3, paragraph 1 of the Decedent's Codicil to Last Will and Testament dated May 20, 2022.

NOW, THEREFORE, in consideration of the premises, Grantor does hereby Grant, Bargain, Sell and Convey unto Grantee, all of the Decedent's right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, to-wit:

All that certain parcel of land situated in the County of Shelby, State of Alabama, being known and designated as Lot 7, according to the Survey of Legacy Parc, as recorded in Map Book 27, Page 9 in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes due October 2023, a lien, but not yet payable.

Subject to all easements, encumbrances, restrictions rights of way and mortgages of record. Mineral and mining rights not owned by Grantor are excluded.

TO HAVE AND TO HOLD to the said Grantee, and to his heirs, personal representatives, successors and assigns forever.

This instrument is executed by the Grantor 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 a Grantor in her individual capacity, and the Grantor expressly limits her liability hereunder to the property now or hereafter held by in her representative capacity named.

IN WITNESS WHEREOF, the Grantor has executed this conveyance by setting his signature hereto effective this the 27 day of November, 2023.

Estate of Eugene Rouveyrol

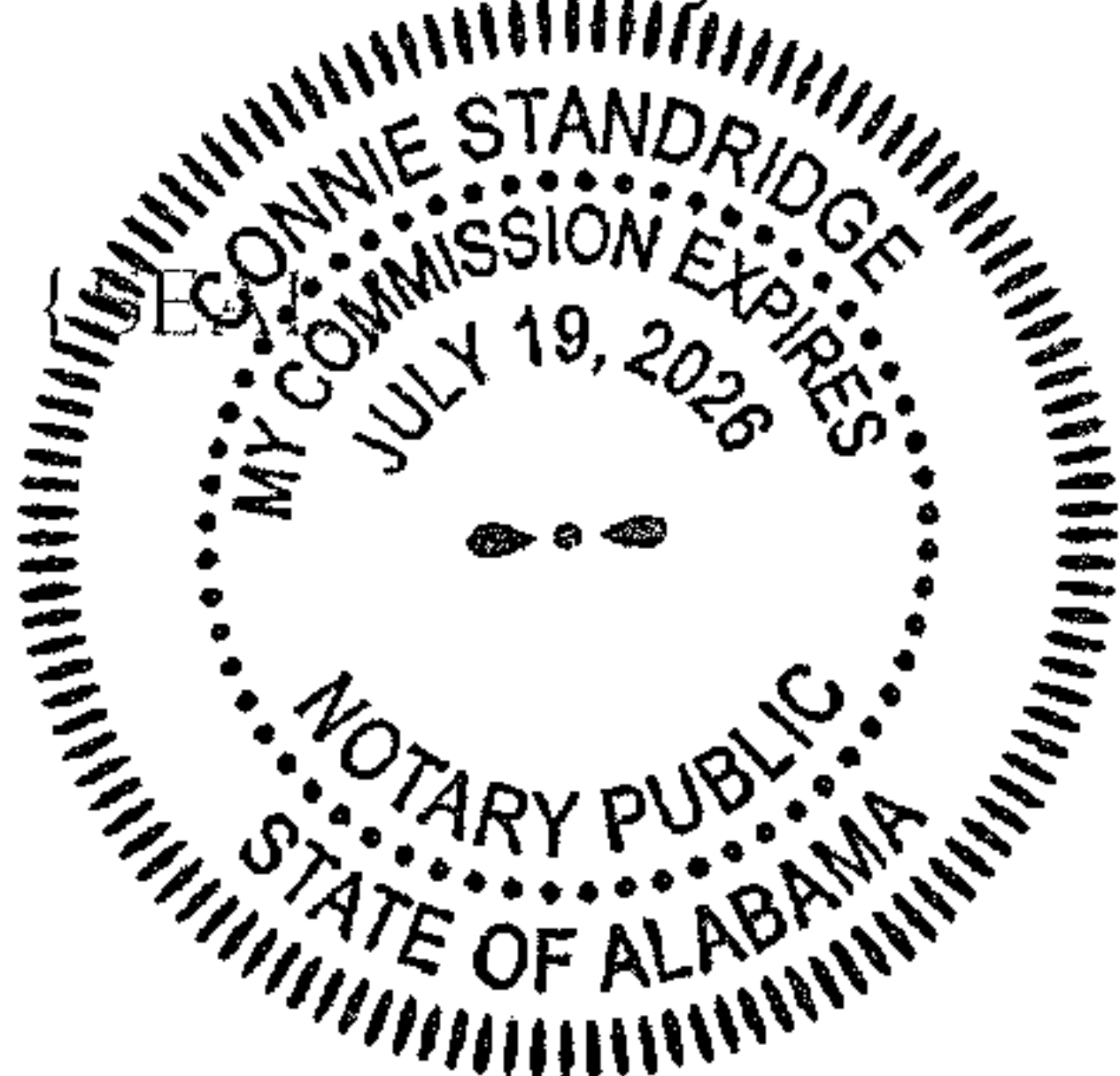
By: Anna P. Tapscott
Anna P. Tapscott
Its: Personal Representative

VERIFICATION

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that Anna P. Tapscott, whose name, as Personal Representative of the Estate of Eugene Royveyrol, is signed to the foregoing conveyance, and who is known to me, and who is known to me, or provided a copy of her driver's license, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily in her official capacity as such Personal Representative on the day the same bears date.

Given under my hand and official seal this the 27 day of Nov., 2023.
Connie Standridge
NOTARY PUBLIC
My Commission Expires: 7-19-23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/04/2023 08:08:50 AM
\$26.00 BRITTANI
20231204000348340

Allen S. Beryl