

THE STATE OF ALABAMA)

SHELBY COUNTY)

135
SPECIAL WARRANTY DEED



19800104000001550 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
01/04/1980 00:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: that,

FOR VALUE RECEIVED the undersigned, Patricia G. Duncan, the widow of Noel C. Duncan, deceased, Kim Patrice Duncan, an unmarried woman, and Patricia G. Duncan, as administratrix of the Estate of Noel C. Duncan, deceased, do hereby grant, bargain, sell and convey unto Ellis M. Duncan, the following described real property located and situated in the City of Helena, Shelby County, Alabama, to-wit:

From the SE corner of the N 1/2 of the SE 1/4 of Section 15, Township 20 South, Range 3 West, run westerly along the South boundary line of said N 1/2 of the SE 1/4 of Section 15, Township 20 South, Range 3 West, for 871.46 feet to the point of beginning of the land herein described; thence turn an angle of 90 degrees 20 minutes to the right and run Northerly 366.22 feet to a point on the South right-of-way line of a 50 foot roadway; thence turn an angle of 103 degrees 03 minutes to the left and run Southwesterly 229.19 feet to the point of curve to the right, said curve having the following characteristics; intersection angle of 11 degrees 11 minutes 45 seconds, the radius being 1307.12 feet; and the length of curve being 255.51 feet; thence from point of curve run Southwesterly along the arc of said curve for 255.51 feet to the point of tangency; thence run Westerly along tangent of said curve 210.0 feet; thence turn an angle of 99 degrees 03 minutes to the left and run Southeasterly 89.5 feet; thence turn an angle of 36 degrees 54 minutes 30 seconds to the left and run Southeasterly 281.63 feet to point on the South boundary line of the N 1/2 of the SE 1/4 of Section 15, Township 20 South, Range 3 West; thence run Easterly along the South boundary line of said N 1/2 of the SE 1/4 of Section 15, Township 20 South, Range 3 West for 460.45 feet, more or less, to the point of beginning. Being a part of the N 1/2 of the SE 1/4 of Section 15, Township 20 South, Range 3 West, and being 4.26 acres, more or less.

EXCEPT any of the above described property which lies West of the centerline of Prairie Branch.

SUBJECT TO:

1. Ad valorem taxes for the current year 1980.

TO HAVE AND TO HOLD unto the said Ellis M. Duncan, his heirs and assigns forever.

The undersigned, Patricia G. Duncan as administratrix of the Estate of Noel C. Duncan, deceased joins in the execution of this deed in compliance with a decree authorizing private sale dated December 28, 1979

entered by The Honorable O. H. Florence, Judge of Probate of Jefferson County, Alabama, in the matter of the Estate of Noel C. Duncan, deceased, Jefferson County Probate Court, Case Number: 91195.

IN WITNESS WHEREOF, the undersigned have set their hands and seals on this the 28th day of December, 1979.

Patricia G. Duncan (SEAL)
PATRICIA G. DUNCAN

WITNESSES:

Dylan Coult
Dylan Coult

Kim Patrice Duncan (SEAL)
KIM PATRICE DUNCAN

Dylan Coult

Patricia G. Duncan (SEAL)
PATRICIA G. DUNCAN as Administratrix
of the Estate of Noel C. Duncan,
deceased.

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia G. Duncan and Kim Patrice Duncan, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of December, 1979.

Dylan Coult
Notary Public

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

My Commission Expires February 15, 1981

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia G. Duncan, whose name as administratrix of the Estate of Noel C. Duncan, 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 the conveyance, she, in her capacity as such administratrix, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of December, 1979.

Dylan Coult
Notary Public

My Commission Expires February 15, 1981

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

1980 JAN -4 AM 8:35

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

Deed 40.00
Rec. 3.50
Ind. 1.00
44.50

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