

Deed # 1

\$ 78,000

Send tax notice to:
Mr. Russell Andrew Duncan
2688 Indian Crest Drive
Pelham, AL 35124

Inst # 1997-23424

This Instrument Prepared By:
Louis B. Feld, Esq.
Feld, Hyde, Lyle & Wertheimer, P.C.
2100 SouthBridge Pkwy., Suite 590
Birmingham, Alabama 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable considerations, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Ellis Milton Duncan and Loretta Harbin Duncan, husband and wife (hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto Russell Andrew Duncan (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 15, part of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 21, and part of NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 22, all in Township 19 South, Range 2 West, Shelby County, Alabama, said parts being more particularly described as follows:

Commence at the northwest corner of Section 22, Township 19 South, Range 2 West and run in a southerly direction along the west line of said section for a distance of 479.16 feet; thence turn an angle to the right of 48 degrees 35 minutes 00 seconds and run in a southwesterly direction for a distance of 39.66 feet; thence turn an angle to left of 77 degrees 31 minutes 00 seconds and run in a southeasterly direction for a distance of 256.90 feet; thence turn an angle to the left of 95 degrees 00 minutes 00 seconds and run in a northeasterly direction 30.11 feet to the POINT OF BEGINNING; thence continue along last described course for a distance of 313.51 feet; thence turn an angle to the right of 85 degrees 12 minutes 54 seconds and run in a southeasterly direction for a distance of 341.22 feet; thence turn an angle to the right of 81 degrees 36 minutes 06 seconds and run in southwesterly direction for a distance of 106.14 feet; thence turn an angle to the right of 14 degrees 04 minutes 00 seconds and run in a southwesterly direction for distance of 182.33 feet; thence turn an angle to the right of 42 degrees 03 minutes 30 seconds and run in a northwesterly direction for a distance of 44.55 feet; thence turn an angle to the right of 42 degrees 03 minutes 30 seconds and run in a northwesterly direction for a distance of 302.23 feet; thence turn an angle to the right of 10 degrees 00 minutes 00 seconds and run in a northwesterly direction for a distance of 30.11 feet to the POINT OF BEGINNING.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.

07/25/1997-23424
02:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 89.00

2. Public road right of way, if any.

3. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, any reservations of mineral and mining rights, and any other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, his successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this 26th day of JUNE, 1997.

Ellis Milton Duncan
Ellis Milton Duncan

Loretta Harbin Duncan
Loretta Harbin Duncan

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Ellis Milton Duncan and Loretta Harbin Duncan, husband and wife, 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 this the 26th day of JUNE, 1997.

Kelly Stipe Prevatte
Notary Public

Kelly Stipe Prevatte
Printed Name

[NOTARY SEAL]

My Commission Expires: 8/28/00

Inst # 1997-23424

07/25/1997-23424
02:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 89.00