

Send tax notice to:
Mr. & Mrs. Ellis Milton Duncan
2688 Indian Crest Drive
Pelham, AL 35124

500.00

Inst # 1997-23426

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 Ellis Milton Duncan and Loretta Harbin Duncan (hereinafter referred to as "Grantee"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, 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; thence run southerly along the west line thereof for a distance of 479.16 feet to a point in Indian Crest Drive; thence turn an angle to the right of 48 degrees 35 minutes 00 seconds and run southwesterly for a distance of 39.66 feet; thence turn an interior angle to the right of 51 degrees 14 minutes 30 seconds and run easterly for a distance of 38.47 feet to the POINT OF BEGINNING of the herein described parcel; from the POINT OF BEGINNING thus obtained, thence turn an interior angle to the right of 128 degrees 45 minutes 30 seconds and run northeasterly for a distance of 322.72 feet; thence turn an interior angle to the left of 96 degrees 49 minutes 00 seconds and run southeasterly for a distance of 280.02 feet; thence turn an interior angle to the left of 75 degrees 42 minutes 00 seconds and run southwesterly for a distance of 409.19 feet; thence turn an interior angle to the left of 85 degrees 00 minutes 00 seconds and run northwesterly for a distance of 230.19 feet to the POINT OF BEGINNING. Said parcel contains 2.10 acres.

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.
2. Public road right of way, if any.

Inst # 1997-23426

07/25/1997-23426
02:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 11.50

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.

Grantor, Ellis Milton Duncan and Grantee, Ellis Milton Duncan are one and the same person.

Grantor, Loretta Harbin Duncan and Grantee, Loretta Harbin Duncan are one and the same person.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, their 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, their 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 16 day of May, 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 16 day of May, 1997.

Donna B. Frey
Notary Public

Donna B. Frey
Printed Name

[NOTARY SEAL]

My Commission Expires: 3-11-99

Inst # 1997-23426

07/25/1997-23426
02:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50