

THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE LAST WILL AND TESTAMENT OF ELLIS MILTON PROBATED AS CASE NUMBER 37-054, IN THE PROBATE COUNTY, ALABAMA

tax 380.00  
fee 11.00  
\$ 391.00  
value \$ 300,000

Send Tax Notice to:  
Loretta H. Duncan  
2688 Indian Crest Drive  
Pelham, AL 35124

Inst • 2000-10264

STATE OF ALABAMA )  
:  
SHELBY COUNTY )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned, LORETTA HARBIN DUNCAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF ELLIS MILTON DUNCAN, DECEASED, CASE #37-054 (hereinafter referred to as the "Grantor"), in hand paid by the ELLIS MILTON DUNCAN FAMILY TRUST, created under the terms of his Last Will and Testament dated March 21, 1997, (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell, and convey unto the said Grantee, and to the heirs and assigns of such Grantee in fee simple forever, Grantor's undivided interest in and to the following described real estate situated in 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. Current ad valorem taxes.

NOTE: Grantor limits her liability hereunder solely to the assets she receives and holds in her capacity as the Personal Representative of the Estate as aforesaid.

03/30/2000-10264  
10:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 391.00

**NOTE:**

This warranty deed has been prepared without the benefit of a current survey, title examination or title binder and all instructions contained herein have been provided by the Grantor.

**TO HAVE AND TO HOLD** to the said Grantee, and to the heirs, executors and assigns of such Grantee in fee simple forever against the lawful claims of all parties claiming by, through, or under the Grantor, but not further or otherwise.

**IN WITNESS WHEREOF**, the said Grantor has hereto set his hand and seal on this the 29<sup>th</sup> day of March, 2000.

*Loretta Harbin Duncan*

Loretta Harbin Duncan,  
Personal Representative of  
the Estate of Ellis Milton Duncan,  
Deceased

STATE OF ALABAMA )  
 )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Loretta Harbin Duncan, whose name as Personal Representative of the Estate of Ellis Milton Duncan, deceased, Case #37-054, 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 Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of March, 2000.

AFFIX SEAL

*Melissa Lee Barber*

Notary Public  
My Commission Expires: 07-22-2000

This Instrument Prepared By:  
R. F. (Ben) Stewart III  
Dempsy, Steed & Stewart, P.C.  
100 RiverPoint Corporate Center, Suite 205  
Birmingham, AL 35243

Inst # 2000-10264

03/30/2000-10264  
10:42 AM CERTIFIED  
WELBY COUNTY JUDGE OF PROBATE  
002 CJ1 291.00