THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

Jane

This instrument was prepared by: R.F. (Ben) Stewart III DEMPSEY, STEED, STEWART, MADDOX & GACHÉ, LLP 1800 International Park Drive, Suite 10 Birmingham, Alabama 35243

Send Tax Notice To: Russell Andrew Duncan 2688 Indian Crest Drive Pelham, AL 35124

20050603000271330 1/2 \$24.00 Shelby Cnty Judge of Probate, AL 06/03/2005 03:45:47PM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

LORETTA HARBIN DUNCAN, an unmarried woman, ELLIS MILTON DUNCAN, JR., an unmarried man, and RUSSELL ANDREW DUNCAN, an unmarried man

(herein referred to as Grantor, whether one or more), remises, releases, quitclaims, grants, sells and conveys to

## RUSSELL ANDREW DUNCAN, an unmarried man

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northwest one-quarter of the Northwest one-quarter of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of said Section 22 and run in a Southerly direction along the West line for a distance of 479.16 feet; thence turn an interior angle of 131 degrees 25 minutes 00 seconds to the left and run in a Southwesterly direction for a distance of 39.66 feet; thence turn an interior angle of 51 degrees 14 minutes 30 seconds to the right and run in a Southeasterly direction for a distance of 38.47 feet to a point on the Southeasternmost right of way line of Indian Crest Drive; thence turn an exterior angle of 128 degrees 44 minutes 01 seconds to the left and run in a Southeasterly direction for a distance of 260.45 feet; thence turn an interior angle of 169 degrees 56 minutes 57 seconds to the right and run in a Southeasterly direction for a distance of 46.16 feet to the POINT OF BEGINNING; thence turn an exterior angle of 97 degrees 57 minutes 50 seconds to the right and run in a Northeasterly direction for a distance of 56.87 feet; thence turn an exterior angle of 177 degrees 53 minutes 31 seconds to the right and run in a Northeasterly direction for a distance of 24.39 feet; thence turn an exterior angle of 168 degrees 30 minutes 28 seconds to the right and run in a Northwesterly direction for a distance of 149.21 feet; thence turn an exterior angle of 179 degrees 18 minutes 01 seconds to the right and run in a Northwesterly direction for a distance of 65.94 feet; thence turn an interior angle of 187 degrees 27 minutes 13 seconds to the left and run in a Northwesterly direction for a distance of 23.78 feet; thence turn an interior angle of 179 degrees 43 minutes 39 seconds to the left and run in a Northwesterly direction for a distance of 98.02 feet; thence turn an interior angle of 66 degrees 48 minutes 41 seconds to the left and run in a Southeasterly direction for a distance of 331.72 feet to a point on the Northernmost right of way of New Hope Mountain Road; thence turn an interior angle of 107 degrees 49 minutes 43 seconds to the left and run in a Southwesterly direction along said right of way for a distance of 147.57 feet; thence turn an interior angle of 165 degrees 56 minutes 00 seconds to the left and run in a Southwesterly direction along said right of way for a distance of 182.33 feet; thence turn an interior angle of 137 degrees 56 minutes 30 seconds to the left and run in a Southwesterly direction along said right of way for a distance of 44.55 feet; thence leaving said right of way, turn an interior angle of 137 degrees 58 minutes 04 seconds to the left and run in a Northwesterly direction for a distance of 255.94 feet to the POINT OF BEGINNING. Said parcel contains 115,249 square feet or 2.65 acres more or less.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this  $\frac{\partial 3^{r} \&}{\partial 3^{r} \&}$  day of  $\frac{\partial 3^{r} \&}{\partial 3^{r} \&}$ , 2005.

LORETTA HARBIN DUNCAN

ELLIS MILTON DUNCAN, JR.

RUSSELL ANDREW DUNCAN

Shelby County, AL 06/03/2005 State of Alabama

setta Harben Duncan

Deed Tax: \$10.00

I, Melissa Lee Barks, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Loretta Harbin Duncan, Ellis Milton Duncan, Jr., and Russell Andrew Duncan, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.
Given my hand and official seal this 23rd day of May, 2005.
Melisa Lee Barbi
Notary Public  My Commission Expires:  NOTARY PUBLIC ST. LANGE  MY COMMISSION EXPIRES: July 22, 2908  BOODED TELLU NOTARY PUBLIC UNDERWETTERS

GENERAL ACKNOWLEDGEMENT:

STATE OF ALABAMA

JEFFERSON COUNTY

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