

SEND TAX NOTICE TO:
JOHN CHARLES DUNCAN and PATSY H. DUNCAN, as co-Trustees
THE DUNCAN REVOCABLE LIVING TRUST
160 Sycamore Lane
Alabaster, AL 35007

THIS INSTRUMENT PREPARED BY:
Nicholas V. Caulder, Esq.
Caulder & Gray, LLC
1950 Stonegate Drive, Ste. 240
Vestavia Hills, AL 35242


20240220000043820 1/4 \$258.50
Shelby Cnty Judge of Probate, AL
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**THE PREPARATION OF THIS DOCUMENT DOES NOT CONSTITUTE AN EXAMINATION OF TITLE
AS TO THE PROPERTY DESCRIBED HEREIN. THE PREPARER OF THIS DEED MAKES NO
GUARANTEES CONCERNING EITHER THE ACCURACY OF THIS DESCRIPTION OR THE
OWNERSHIP OF THIS PROPERTY.**

LEGAL DESCRIPTION PROVIDED BY GRANTOR(S)

WARRANTY DEED

STATE OF ALABAMA)
) ss.
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TEN DOLLARS (\$10.00)**, and other valuable consideration to the grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **JOHN CHARLES DUNCAN and PATSY H. DUNCAN**, a married couple (hereinafter referred to as Grantors), do hereby grant, bargain, sell and convey unto **JOHN CHARLES DUNCAN and PATSY H. DUNCAN, as co-Trustees of THE DUNCAN REVOCABLE LIVING TRUST** dated February 9, 2024 (hereinafter referred to as Grantee) with Grantors **JOHN CHARLES DUNCAN and PATSY H. DUNCAN** retaining a life estate, the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL: I

Commence at the Southwest corner of the SW ¼ of the NW ¼ of Section 23, Township 21 South, Range 3 West; thence run Easterly and along the South line for a distance of 993.75 feet; thence turn 104 degrees 10 minutes to the left for a distance of 272.0 feet to the point of beginning; thence turn to the left 75 degrees 50 minutes for a distance of 230.0 feet; thence turn 75 degrees 50 minutes to the right for a distance of 173.0 feet, more or less, to an old fence; thence turn 104 degrees 10 minutes to the right and run along said old fence line for a distance of 230.0 feet; thence turn 75 degrees 50 minutes to the right for a distance of 173.0 feet to the point of beginning.

PARCEL II:

Commence at the Southwest corner of the SW ¼ of the NW ¼ of Section 23, Township 21 South, Range 3 West; thence run Easterly and along the South line



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for a distance of 993.75 feet; thence turn 104 degrees 10 minutes to the left for a distance of 205.53 feet to the point of beginning; thence continue along said line for a distance of 46.67 feet; thence turn 75 degrees 50 minutes to the left for a distance of 230.0 feet; thence turn 104 degrees 10 minutes to the left for a distance of 37.25 feet; thence turn 73 degrees 34 minutes 55 seconds to the left for a distance of 232.48 feet to the point of beginning.

ALSO, the right of way for ingress and egress is as follows:

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 21 South, Range 3 West; thence run Easterly and along the South line for a distance of a distance of 993.75 feet to the point of beginning of the right of way herein conveyed; thence continue in an Easterly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 495 feet, more or less, to the point of intersection with the West right of way line of Alabama Highway No. 119; thence turn to the left and run in a Northerly direction along said Highway right of way 15 feet; thence turn to the left and run West parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 495 feet to a point; thence turn to the left and run 15 feet to the point of beginning.

Said right of way lying in and being part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama.

ALSO, Commence at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 21 South, Range 3 West; thence run Easterly and along the South line for a distance of 978.75 feet to the point of beginning; thence continue in the same Easterly direction for a distance of 15.0 feet; thence turn 104 degrees 10 minutes to the left for a distance of 272 feet; thence turn 75 degrees 50 minutes to the left for a distance of 15 feet; thence turn 75 degrees 50 minutes to the left for a distance of 272 feet, back to the point of beginning. Being situated in Shelby County, Alabama.

SUBJECT TO taxes for current and subsequent years, easements, restrictions, rights of way and permits of record.

THIS CONVEYANCE transfers to Grantee a remained interest only. Grantors **JOHN CHARLES DUNCAN** and **PATSY H. DUNCAN** hereby reserves a life estate in the lands herein described so long as they shall live.

TO HAVE AND TO HOLD to said GRANTEE, its successors and assigns, forever, with all singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the Grantee.

GRANTOR does for myself and my heirs, personal representatives, executors and assigns, covenant with said GRANTEE, its successors and assigns, that Grantor are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise stated

above; that Grantor have a good right to sell and convey the same as aforesaid; that Grantor will, and our heirs and assigns shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

[] The property herein conveyed **is not** part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Sections 6-10-2, 3 (1975) as amended, or

[] The property herein conveyed **is** part of the homestead of Grantor.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove-described real property; including, but not limited to, the power to convey.

IN WITNESS WHEREOF, I have hereunto set my hand and seal effective as of the 9 day of February, 2024.

John C. Duncan
JOHN CHARLES DUNCAN (Grantor)

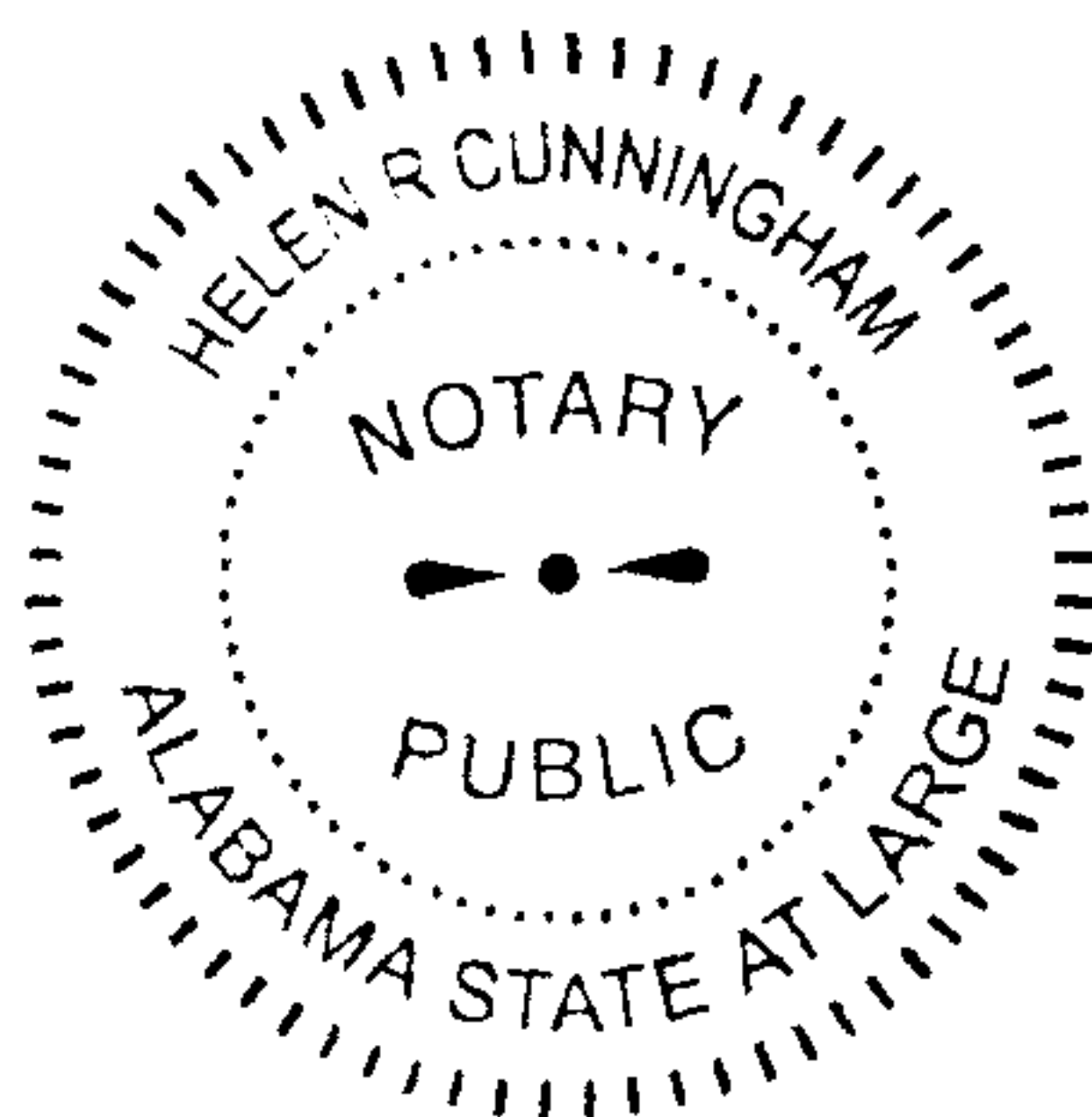
Patsy H. Duncan
PATSY H. DUNCAN (Grantor)

STATE OF ALABAMA)
) ss.
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **JOHN CHARLES DUNCAN** and **PATSY H. DUNCAN**, a married couple, whose name 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of February, 2024

(SEAL)



Helen R. Cunningham
Notary Public
Commission Expires: 7/11/2027



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name John Charles Duncan and Patsy H. Duncan
Mailing Address 160 Sycamore Lane
Alabaster, AL 35007

Grantee's Name John Charles Duncan and Patsy H. Duncan
Mailing Address Co-Trustees of The Duncan Revocable Living Trust
160 Sycamore Lane
Alabaster, AL 35007

Property Address 160 Sycamore Lane
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 226,290

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Shelby County Alabama online
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2/9/24

Print JOHN C DUNCAN

☐ Unattested

[Signature]
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one