

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

PREPARED BY:
Margaret M. Casey
Key, Greer, Harrison & Casey
Attorneys at Law
2163 Highway 31 South, Suite 102
Pelham, AL 35124

SEND TAX NOTICE TO:
Ellis Milton Duncan, Jr.
2688 Indian Crest Drive
Pelham, AL 35124

EXECUTOR'S DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable consideration to the undersigned GRANTOR, and in division of the assets of the **ESTATE OF LORETTA HARBIN DUNCAN, deceased, ELLIS MILTON DUNCAN, JR.**, as Executor of the Will and Personal Representative of the **ESTATE OF LORETTA HARBIN DUNCAN, deceased**, Shelby County Probate Court, Case No.: **PR-2024-000343**, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **ELLIS MILTON DUNCAN, JR.**, as Executor of the Will and Personal Representative of the **ESTATE OF LORETTA HARBIN DUNCAN, deceased**, Shelby County Probate Court, Case No.: **PR-2024-000343**, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto **ELLIS MILTON DUNCAN, JR.** and **RUSSELL ANDREW DUNCAN**, (herein referred to as GRANTEES), as joint tenants with right of survivorship, 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 45 minutes 30 seconds to the right and run in a Northeasterly direction along said right of way for a distance of 322.72 feet to the POINT OF BEGINNING; thence turn a deflection angle of 13 degrees 37 minutes 12 seconds to the left and run in a Northwesterly direction along said right of way for a distance of 506.57 feet; thence turn an interior angle of 169 degrees 16 minutes 09 seconds to the left and run in a Northwesterly direction along said right of way for a distance of 113.28 feet; thence leaving said right of way, turn an interior angle of 63 degrees 32 minutes 51 seconds to the left and run in a Southeasterly direction for a distance of 443.09 feet; thence turn an interior angle of 207 degrees 49 minutes 00 seconds to the left and run in a Southeasterly direction for a distance of 273.49 feet to a point on the Northernmost right of way of New Hope Mountain Road; thence turn an interior angle of 91 degrees 26 minutes 48 seconds to the left and run in a Southwesterly direction along said right of way for a distance of 487.49 feet; thence leaving said right of way, turn an interior angle of 72 degrees 10 minutes 17 seconds to the left and run in a Northwesterly direction for a distance of 331.72 feet; thence turn an exterior angle 198 degrees 56 minutes 43 seconds to the left and run in a Northwesterly direction for a distance of 279.97 feet to the POINT OF BEGINNING. Said parcel contains 302,909 square feet or 6.95 acres more or less.

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



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Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD the above-described property unto the said GRANTEES, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 26th day of December, 2024.

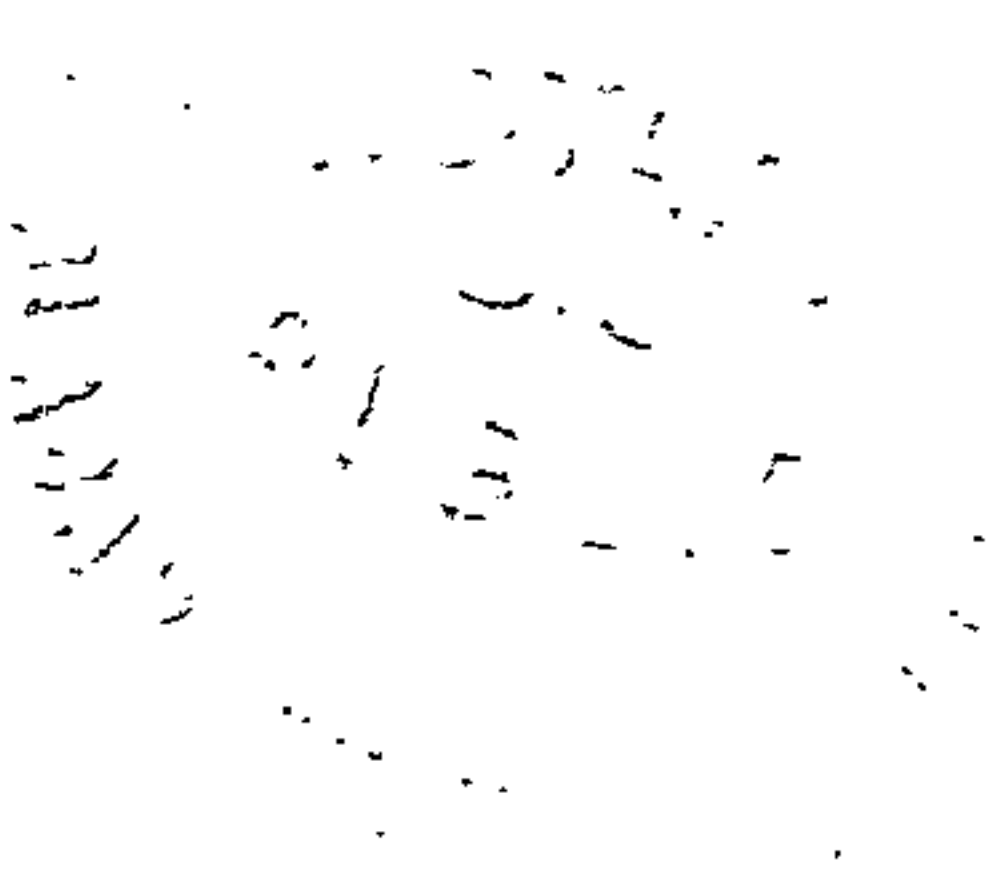
Ellis Milton Duncan Jr (L.S.)
ELLIS MILTON DUNCAN, JR., as Executor of the Will and Personal Representative of the **ESTATE OF LORETTA HARBIN DUNCAN**, Shelby County Probate Court, Case No.: **PR-2024-000343**.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that **ELLIS MILTON DUNCAN, JR.**, whose name as Executor of the Will and Personal Representative of the **ESTATE OF LORETTA HARBIN DUNCAN**, Shelby County Probate Court, Case No.: **PR-2024-000343**, 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, he, as such Executor of the Will and Personal Representative of the **ESTATE OF LORETTA HARBIN DUNCAN**, and with full authority, executed the same voluntarily on the day the same bears date on behalf of the **ESTATE OF LORETTA HARBIN DUNCAN**.

Given under my hand and Official seal this 26th day of December, 2024.

Sherry E. Stancher
NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/08/2025





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Grantor's Name:
Milton Ellis Duncan, Jr.
Administrator of the
Estate of Loretta Harbin Duncan

Grantees' names:
Ellis Milton Duncan, Jr.
Russell Andrew Duncan

Mailing Address:
2688 Indian Crest Drive
Pelham, AL 35124

Mailing Address:
2688 Indian Crest Drive
Pelham, AL 35124

Property Address:
2688 Indian Crest Drive
Pelham, AL 35124

Date of Sale: _____

Total Purchase Price: \$

or

Actual Value

or

Assessor's Market Value: \$ 395,730.00

_____ Bill of Sale
_____ Sales Contract
_____ Closing Statements

_____ Front of Foreclosure Deed
_____ Appraisal
 x Other Tax Assessor _____