

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 the 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 and the POINT OF BEGINNING; thence turn an interior 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; thence leaving said right of way, turn an interior angle of 96 degrees 49 minutes 00 seconds to the left and run in a Southeasterly direction for a distance of 279.97 feet; thence turn an interior angle of 94 degrees 14 minutes 36 seconds to the left and run in a Southwesterly direction for a distance of 98.02 feet; thence turn an exterior angle of 179 degrees 43 minutes 39 seconds to the right and run in a Southwesterly direction for a distance of 23.78 feet; thence turn an exterior angle of 187 degrees 27 minutes 13 seconds to the right and run in a Southwesterly direction for a distance of 65.94 feet; thence turn an interior angle of 179 degrees 18 minutes 01 seconds to the left and run in a Southwesterly direction for a distance of 149.21 feet; thence turn an interior angle of 168 degrees 30 minutes 28 seconds to the left and run in a Southwesterly direction for a distance of 24.39 feet; thence turn an interior angle of 177 degrees 53 minutes 31 seconds to the left and run in a Southwesterly direction for a distance of 56.87 feet; thence turn an interior angle of 97 degrees 57 minutes 50 seconds to the left and run in a Northwesterly direction for a distance of 46.16 feet; thence turn an interior angle of 169 degrees 56 minutes 57 seconds to the left and run a Northwesterly direction for a distance of 260.45 feet to the POINT OF BEGINNING. Said parcel contains 113,080 square feet or 2.60 acres more or less.

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

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 16<sup>th</sup> day of December, 2024.

Ellis M. 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 16<sup>th</sup> day of December, 2024.

Mary E. Sanchez  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 09/08/2025



20241226000393210 3/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
12/26/2024 01:46:09 PM FILED/CERT

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: \$ 459,940

\_\_\_\_\_ Bill of Sale  
\_\_\_\_\_ Sales Contract  
\_\_\_\_\_ Closing Statements

\_\_\_\_\_ Front of Foreclosure Deed  
\_\_\_\_\_ Appraisal  
  x   Other Tax Assessor \_\_\_\_\_