20050318000124630 1/1 $45.00
Shelby Cnty Judge of Probate, AL
03/18/2005 02:13:15PM FILED/CERT

This Instrument Was Prepared By:
G. Wray Morse, Attorney at Law
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
Judy C. Robertson
126 Hickory Hills Drive
Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One Hundred Sixty Nine Thousand and 00/100 Dollars ($169,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Billy Gene Gandy and Pamela Gandy, husband and wife** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Judy C. Robertson, an unmarried woman** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Part of the SE 1/4 of SW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of said 1/4-1/4 Section, run in an Easterly direction along the South line of said 1/4-1/4 Section for a distance of 77.98 feet; thence turn an angle to the left of 75 degrees 33 minutes 30 seconds and run in a Northeasterly direction along the East line of Lots 14, 15, 16, 17 and 18, Block 3, Resurvey of Georges Subdivision of Keystone Sector 3, as recorded in Map Book 4, Page 33, for a distance of 345.0 feet, to the point of beginning; thence continue along last described course for a distance of 115.0 feet; thence turn an angle to the right of 87 degrees 45 minutes 30 seconds and run in an Easterly direction for a distance of 464.73 feet, more or less, to a point on the Northwest right of way line of Hickory Hills Drive; thence turn an angle to the right and run in a Southwesterly direction along said Northwest right of way line of a distance of 100.00 feet; thence turn an angle to the right and run in a Westerly direction for a distance of 430.78 feet, more or less, to the point of beginning.

Note: $135,200.00 & $15,000.00 of the above purchase price is in the form of mortgages in favor of Wells Fargo Bank, N.A. and Mutual Savings Credit Union, executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, her heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the **10th** day of **March, 2005**.

Billy Gene Gandy

Pamela Gandy

Shelby County, AL 03/18/2005
State of Alabama

Deed Tax:$34.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Billy Gene Gandy and Pamela Gandy, husband and wife**, whose names are signed to the foregoing conveyance and who are 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 the **10th** day of **March, 2005**.

G. Wray Morse - Notary Public

My Commission Expires: **9/10/2008**