

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Ten and No/100 Dollars (current tax appraisal/value is **\$132,200**) and other valuable considerations to the undersigned Grantor,

Judy C. Robertson, a single woman
126 HICKORY HILLS DR, ALABASTER, AL 35007
in hand paid by Grantee,

Judy C. Robertson, Trustee of the
Judy C. Robertson Irrevocable Trust dated October 18, 2022
126 HICKORY HILLS DR, ALABASTER, AL 35007

the receipt whereof is hereby acknowledged, does grant, bargain, sell, and convey unto the said Grantees the following described real estate lying and being situated in the County of SHELBY, State of Alabama, to-wit:

SEE EXHIBIT A

DESCRIPTION FURNISHED BY GRANTOR

NO TITLE SEARCH WAS MADE AND NO LIABILITY IS ASSUMED THEREFORE.

To have and to hold to the said, Grantee and its assigns forever.

And I do for myself, my successors and assigns, covenant with the said Grantee that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as set out above and that I do have a good right to sell and convey the same as aforesaid; that I will, and my successors and assigns shall warrant and defend the same to the said, Grantee and assigns forever, against the lawful claims of all persons.

Given under my hand and seal this day October 19, 2022.


Judy C. Robertson

STATE OF ALABAMA

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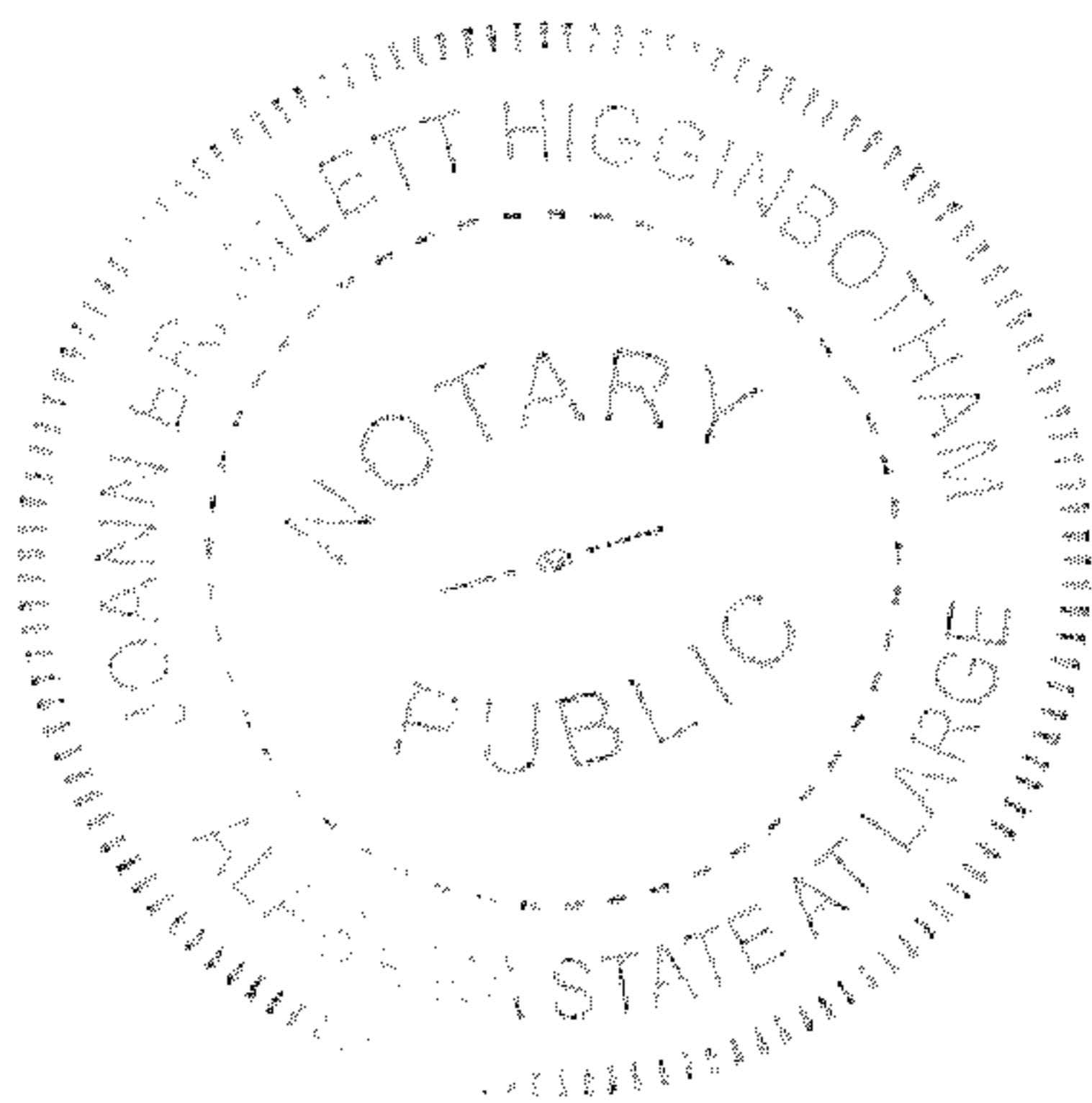
) ss.:

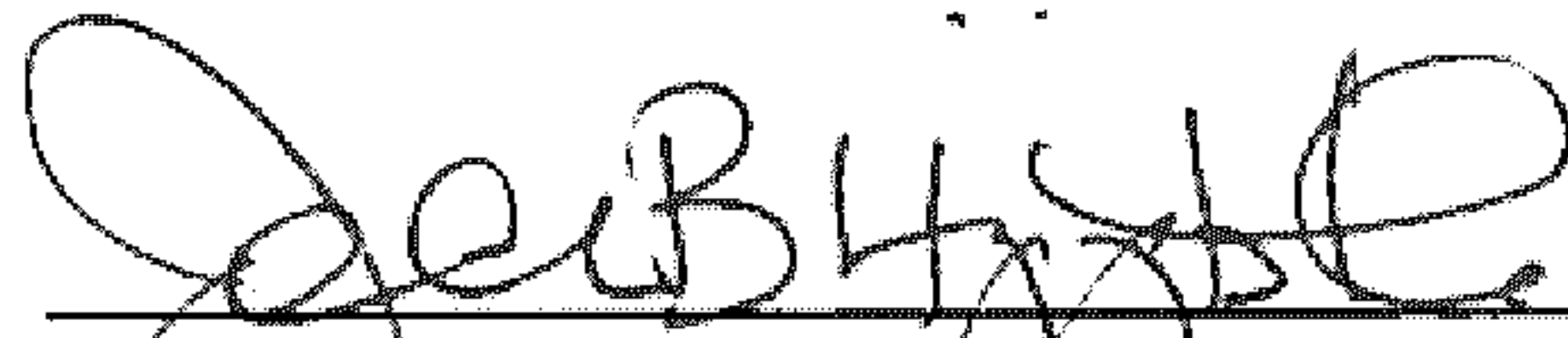
COUNTY OF SHELBY

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I, JoAnn B. Higginbotham, a Notary Public, hereby certify that signatory, whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument or conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand this October 18, 2022.

[Seal]




JoAnn B. Higginbotham, Notary Public
My commission expires January 26, 2023

Tax Notice to:

Judy C. Robertson Irrevocable Trust
126 Hickory Hills Dr, Alabaster, AL 35007

This instrument prepared by:

C. Blake West, Vertical Estate Planning, LLC
1701 Main Ave SW Ste 5
Cullman, AL 35055
(256) 734-0026

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.

Property Address: 126 HICKORY HILLS DR, ALABASTER, AL 35007

Parcel No.: 13-7-25-3-001-018.001

For source of title see: Instrument #: 20050318000124630



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/28/2022 11:50:30 AM
\$160.50 PAYGE
20221128000433380**

Allie S. Bayl