

Send Tax Notice to:
Val T. Crofts and Catherine A. Crofts
126 Hickory Hills Dr.
Alabaster, AL 35007

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-6741**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SEVENTY ONE THOUSAND FIVE HUNDRED AND 00/100 (\$271,500.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Judy C. Robertson, Trustee of The Judy C. Robertson Irrevocable Trust dated October 18, 2022** (herein referred to as **"Grantor,"** whether one or more), whose mailing address is

67 Southwood Lane, Alabaster, AL 35007

by **Val T. Crofts and Catherine A. Crofts** (herein referred to as **"Grantee,"** whether one or more), whose mailing address is

126 Hickory Hills Drive, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **126 Hickory Hills Dr., Alabaster, AL 35007**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$251,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

Judy C. Robertson is one and the same as Judy Robertson.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 25 day of July, 2025.

The Judy C. Robertson Irrevocable Trust dated October 18, 2022

By: Judy C. Robertson
Judy C. Robertson, Trustee

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Judy C. Robertson**, whose name(s) as **Trustee(s)** of **The Judy C. Robertson Irrevocable Trust dated October 18, 2022**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, as such Trustee(s) and with full authority, executed the same voluntarily for and as the act of as **Trustee(s)** of **The Judy C. Robertson Irrevocable Trust dated October 18, 2022**, on the day the same bears date.

Given under my hand and official seal this 25 day of July, 2025

Sandy F. Johnson
Notary Public
Sandy F. Johnson
Printed Name
My Commission Expires: 1/9/2027

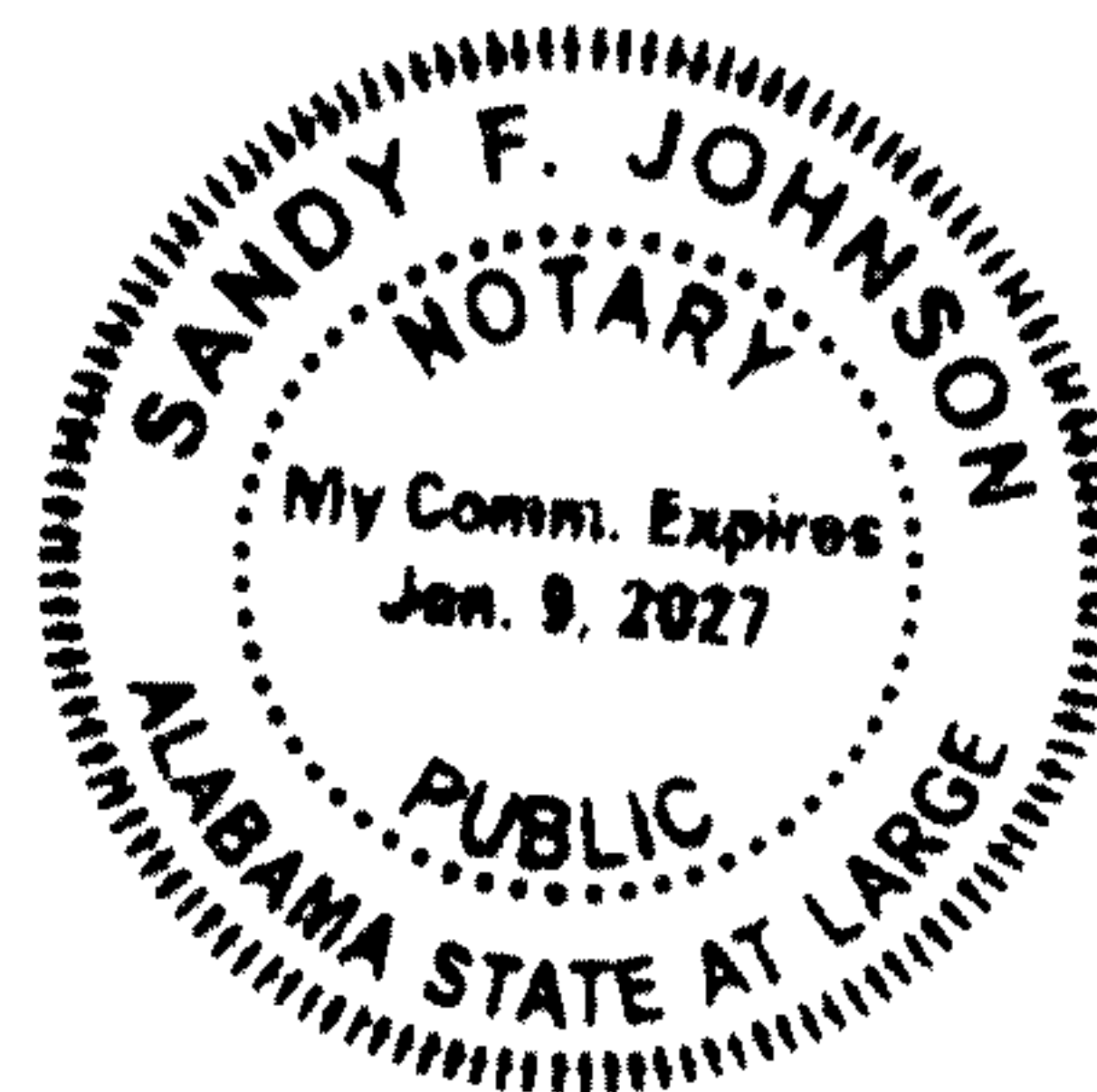


EXHIBIT A**Property 1:**

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.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/30/2025 12:30:10 PM
\$48.00 BRITTANI
20250730000231500

Allie S. Bayl