

SEND TAX NOTICE TO:

Urbano Rojas Medina and Maria Helena Prada de Rojas
2111 Flowerwood Drive
Birmingham, AL 35244

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED FIFTEEN THOUSAND AND 00/100 (\$215,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Timothy J. Gruber and Connie M. Gruber, Trustees, or their successors in trust, under the Gruber Living Trust, dated June 16, 2022, and any amendments thereto**, whose address is 131 Valley View Circle, Pell City, AL 35128 (hereinafter "Grantor", whether one or more), by **Urbano Rojas Medina and Maria Helena Prada de Rojas**, whose address is 2111 Flowerwood Drive, Birmingham, AL 35244 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Urbano Rojas Medina and Maria Helena Prada de Rojas, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 623 Mountain Laurel Court, Hoover, AL 35244 to-wit:**


Lot 19A, according to the Survey of Resurvey of Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22, recreational Area, Davenport Addition to Riverchase West, Sector 2 as recorded in Map Book 8, Page 40 in Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, administrators, successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, administrators, successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 2nd day of October, 2023.

Timothy J. Gruber and Connie M. Gruber, Trustees, or their successors in trust, under the Gruber Living Trust, dated June 16, 2022, and any amendments thereto


By: 
Timothy J. Gruber, Trustee

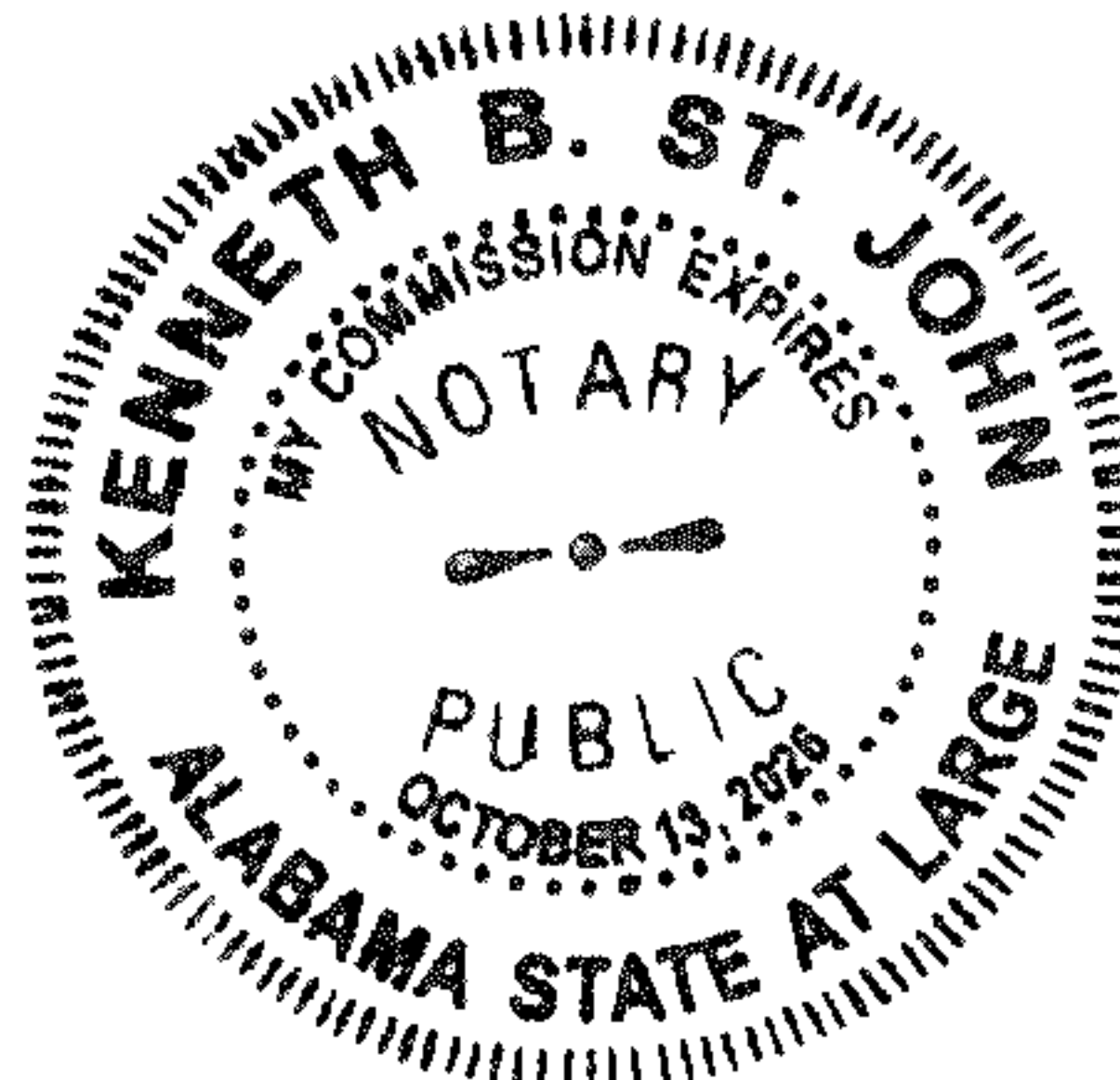
By: 
Connie M. Gruber, Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Timothy J. Gruber**, whose name as Trustee of Timothy J. Gruber and Connie M. Gruber, Trustees, or their successors in trust, under the Gruber Living Trust, dated June 16, 2022, and any amendments thereto, 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, in his capacity as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal this 2nd day of October, 2023.



Notary Public
Print Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



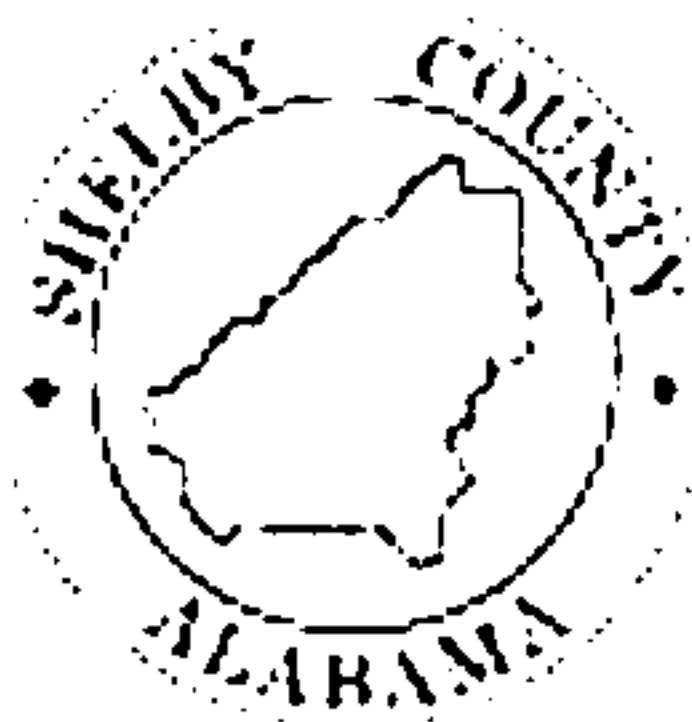
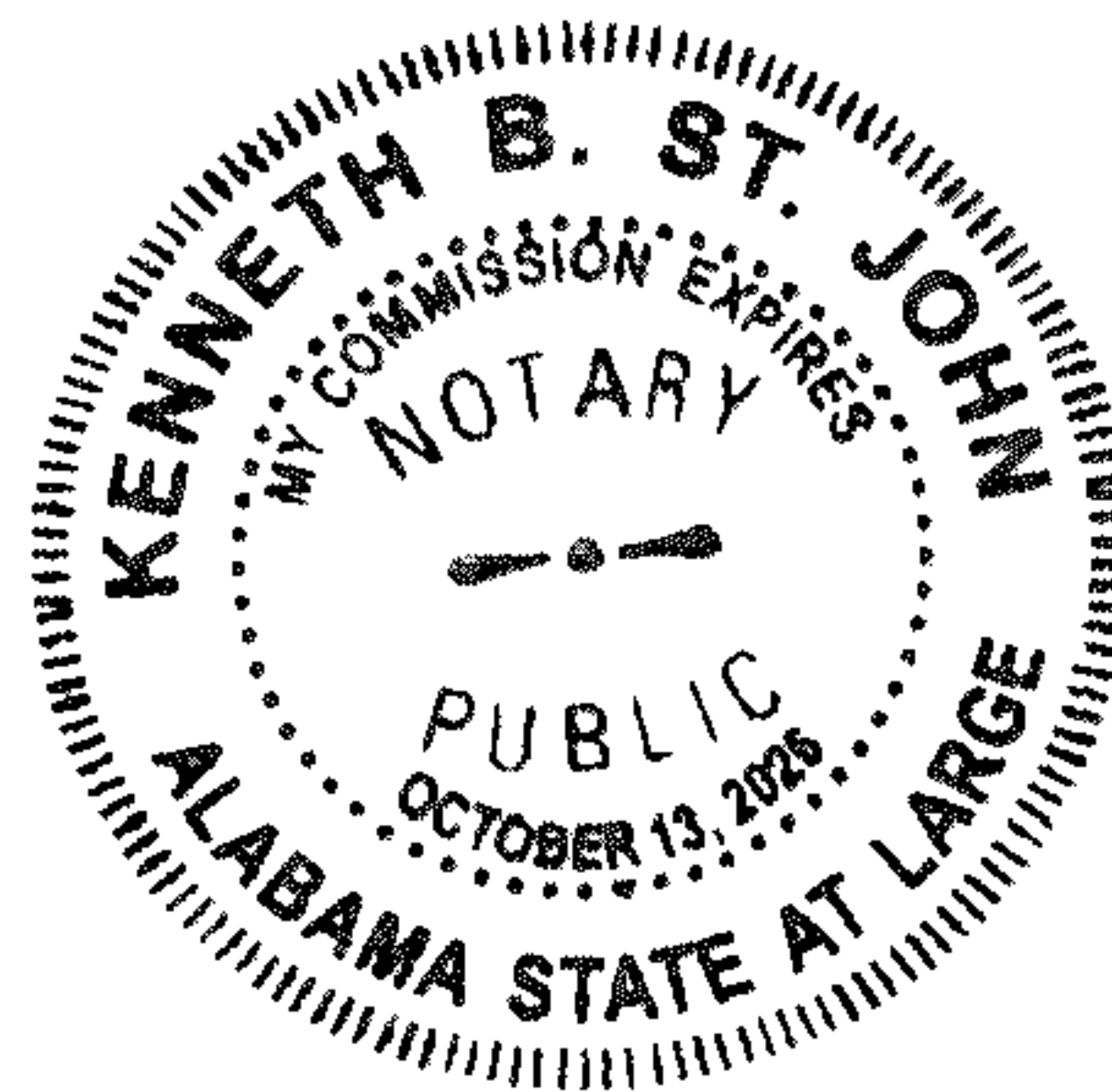
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Connie M. Gruber**, whose name as Trustee of Timothy J. Gruber and Connie M. Gruber, Trustees, or their successors in trust, under the Gruber Living Trust, dated June 16, 2022, and any amendments thereto, 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**, she, in her capacity as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal this 2nd day of October, 2023.



Notary Public
Print Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/03/2023 08:32:28 AM
\$244.00 CHARITY
20231003000294880

Allie S. Bevil