

This instrument was prepared by:  
Daniel M. Spitzer  
108 Chandalar Drive  
Pelham, Alabama 35124

1045  
Send Tax Notice to:  
Michael T. Gruber  
1419 Timber Circle  
Helena, Alabama 35080

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

That in consideration of Eighty-One Thousand and 00/100'S \*\*\* Dollars (\$81,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Larry Kent, dba Larry Kent Building Co.

(hereinafter referred to as Grantor), do grant, bargain, sell and convey unto

Michael T. Gruber, husband, and April B. Gruber, his wife

(hereinafter referred to as Grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Amended Map of Timber Park, as recorded in Map Book 13 page 115 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all easements and restrictions of record.


Subject property does not constitute the homestead of the Grantor.

The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for each survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

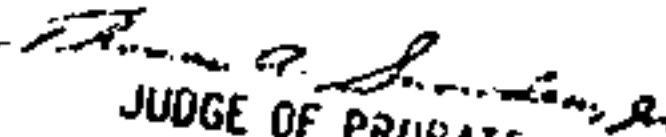
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 11th day of April, 1990.

  
\_\_\_\_\_  
Larry Kent (Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 APR 16 AM 10:43

  
JUDGE OF PROBATE

STATE OF ALABAMA )

General Acknowledgement

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Kent, dba Larry Kent Building Co. whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day that, being informed of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11th day of April, 1990.

  
\_\_\_\_\_  
NOTARY PUBLIC:

NO TAX COLLECTED

1. Deed Tax	—	\$	—
2. Mtg. Tax	—	\$	—
3. Recording Fee	—	\$	2.50
4. Indexing Fee	—	\$	3.00
5. No Tax Fee	—	\$	1.00
6. Certified Fee	—	\$	1.00
Total	—	\$	7.50

Daniel M. Spitzer