20050919000485410 1/2 $253.50
Shelby Cnty Judge of Probate,AL
09/19/2005 02:00:27PM FILED/CERT

Send tax notice to:
Edward L. Gruber
127 Heritage Trace Parkway
Montevallo, AL 35115

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

NTC050098

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Thirty Nine Thousand Five Hundred Forty Nine and 00/100 Dollars ($239,549.00) in hand paid to the undersigned, J. Powers Construction, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor") by Edward L. Gruber and Helen A. Gruber, husband and wife as joint tenants with fulll rights of survivorship, (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 67, according to the Map of Heritage Trace, Phase I, Sector 1 as recorded in Map Book 34, Page 114, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.

$ 0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

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

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IN WITNESS WHEREOF, Grantor, J. Powers Construction, LLC, an Alabama Limited Liability Company by James R. Powers, its MANAGING MEMBER who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 16th day of September, 2005.

J. Powers Construction, LLC.
an Alabama Limited Liability
Company

By: James R. Powers
James R. Powers
Managing Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James R. Powers, whose name as its Managing Member of J. Powers Construction, LLC., an Alabama Limited Liability Company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 16th day of September, 2005.

Mary Pamela Short
Notary Public
Print Name:
Commission Expires: 9-16-06

MARY PAMELA SHORT
MY COMMISSION EXPIRES
SEPTEMBER
16
2006
ALABAMA
NOTARY PUBLIC

Shelby County, AL 09/19/2005
State of Alabama

Deed Tax:$239.50