



THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY

Send Tax Notice to:
Edward L. Gruber
P. O. Box 610
Alabaster, Alabama 35007

STATE OF ALABAMA)
)
)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to EDWARD L. GRUBER AND HELEN A. GRUBER, AS TRUSTEES UNDER THE GRUBER LIVING TRUST, DATED OCTOBER 14, 2005 (hereafter referred to as the "Grantor"), in hand paid by EDWARD L. GRUBER, a married man (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantee the following described property situated in Shelby County, 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:

1. Taxes for the year 2006 and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; any rights of parties in possession; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's heirs, executors and assigns, in fee simple forever.

NOTE: The property herein conveyed is the same property originally conveyed to Edward L. Gruber, Helen A. Gruber and Todd D. Gruber, Trustees, or their successors in trust, under the Gruber Living Trust, dated October 14, 2005 and any amendments thereto (the "Gruber Living Trust"), by Edward L. Gruber and wife, Helen A. Gruber, by that certain Warranty Deed dated October 14, 2005, and filed for record on November 3, 2005, under Document No. 20051103000571960 in the Office of the

Judge of Probate of Shelby County, Alabama. Prior to the execution of this instrument, Todd D. Gruber ceased to serve as a Trustee of the Gruber Living Trust, and the undersigned are the sole remaining Trustees of the Gruber Living Trust.

NOTE: This instrument is being executed by the undersigned solely in their capacities as the Trustees of the Gruber Living Trust, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in their individual capacities, and the undersigned expressly limit their liability hereunder solely to the property now or hereafter held by them as the Trustees of said Trust.

IN WITNESS WHEREOF, the said Grantor has hereto set their hands and seals on this the 15 day of SEPTEMBER, 2006.

“Grantor”

Edward L. Gruber
Edward L. Gruber, as Trustee of the Gruber Living
Trust, dated October 14, 2005

Helen A. Gruber
Helen A. Gruber, as Trustee of the Gruber Living
Trust, dated October 14, 2005

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Edward L. Gruber, whose name as Trustee of the Gruber Living Trust, dated October 14, 2005, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, 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 15 day of September, 2006.

{ S E A L }

Shirley H. Oberle
Notary Public
My Commission Expires: 12-16-09

STATE OF ALABAMA

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COUNTY OF JEFFERSON

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20061005000493730 3/3 \$238.00
Shelby Cnty Judge of Probate, AL
10/05/2006 11:15:42AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Helen A. Gruber, whose name as Trustee of the Gruber Living Trust, dated October 14, 2005, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, 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 15 day of September, 2006.

{ S E A L }

Shirley H Collell
Notary Public
My Commission Expires: 12-16-09

This instrument prepared by:

Joel A. Mender, Esq.
Sirote & Permutt, P.C.
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