

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY

Send Tax Notice to:
Edward L. Gruber, as Trustee
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 wife, **HELEN A. GRUBER** (hereafter referred to each singularly as a "Grantor" and collectively as "Grantors"), in hand paid by **EDWARD L. GRUBER, AS TRUSTEE OF THE HELEN AND EDWARD GRUBER REVOCABLE TRUST DATED SEPTEMBER 15, 2006** (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do 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 Grantors 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 beneficiaries, successors and assigns, in fee simple forever.

NOTE: The property conveyed hereby to Grantee is specifically conveyed to Grantee in its fiduciary capacity, to have, hold, maintain and distribute in strict accordance with the terms of the Helen and Edward Gruber Revocable Trust dated September 15, 2006, as the same may be amended and/or

restated from time to time (the "Revocable Trust"), for the benefit of the beneficiary(ies) as provided therein.

NOTE: The property herein conveyed IS the homestead of the Grantors; the Grantors are the primary beneficiaries of the Revocable Trust and the property herein conveyed will remain their homestead.

NOTE: Helen A. Gruber, a Grantor and the wife of Edward L. Gruber, acknowledges that she has no title to the property herein conveyed and is executing this instrument solely for the purpose of complying with homestead laws of the State of Alabama and acknowledging her consent and agreement to the conveyance of her homestead, the property that is the subject of this instrument.

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

"Grantors"

Edward L. Gruber

Edward L. Gruber

Helen A. Gruber

Helen A. Gruber

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 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 executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 15 day of September, 2006.

{ SEAL }

Shirley H. Caldwell
Notary Public

My Commission Expires: 12-16-09

20061005000493740 3/3 \$238.00
Shelby Cnty Judge of Probate, AL
10/05/2006 11:15:43AM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Helen A. Gruber, whose name 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 executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 15 day of September, 2006.

{ S E A L }

Shelby H. Carwell
Notary Public
My Commission Expires: 12-16-09

This instrument prepared by:
Joel A. Mendler, Esq.
Sirote & Permutt, P.C.
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