

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:

Kendall W. Maddox  
Kendall Maddox & Associates, LLC  
2550 Acton Road, Ste 210  
Birmingham, AL 35243

Send Tax Notice To:  
Tim Gruber and Connie Gruber  
124 Chestnut Lane  
Helena, AL 35080

**QUITCLAIM DEED**

**STATE OF ALABAMA** )  
**SHELBY COUNTY** ) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**TIM GRUBER AND WIFE, CONNIE GRUBER**

(herein referred to as Grantor, whether one or more), grant, bargain, sell, quitclaim, and convey unto

**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.**

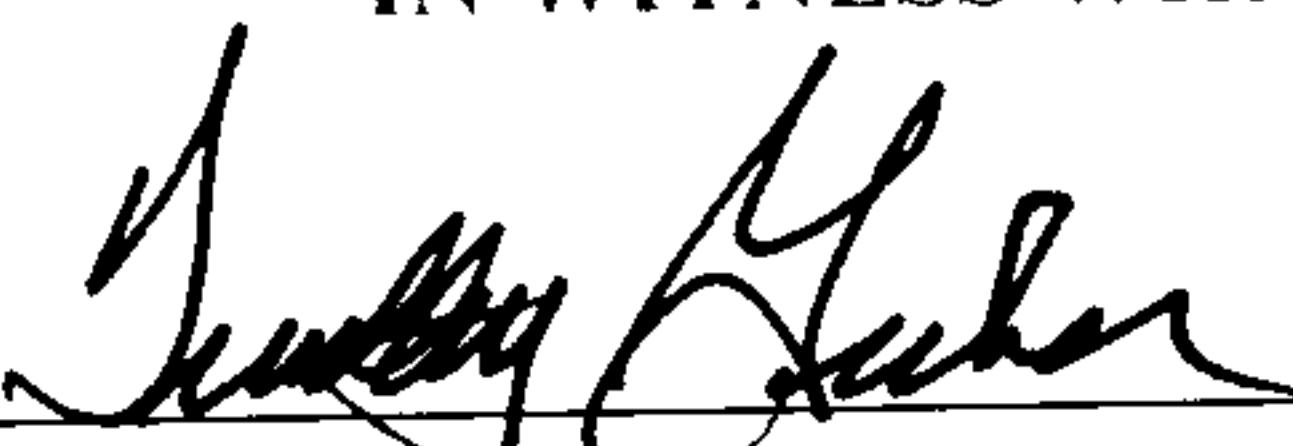
(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

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 taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their successors and assigns forever.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, this 16 day of June, 2022.

  
\_\_\_\_\_  
TIM GRUBER

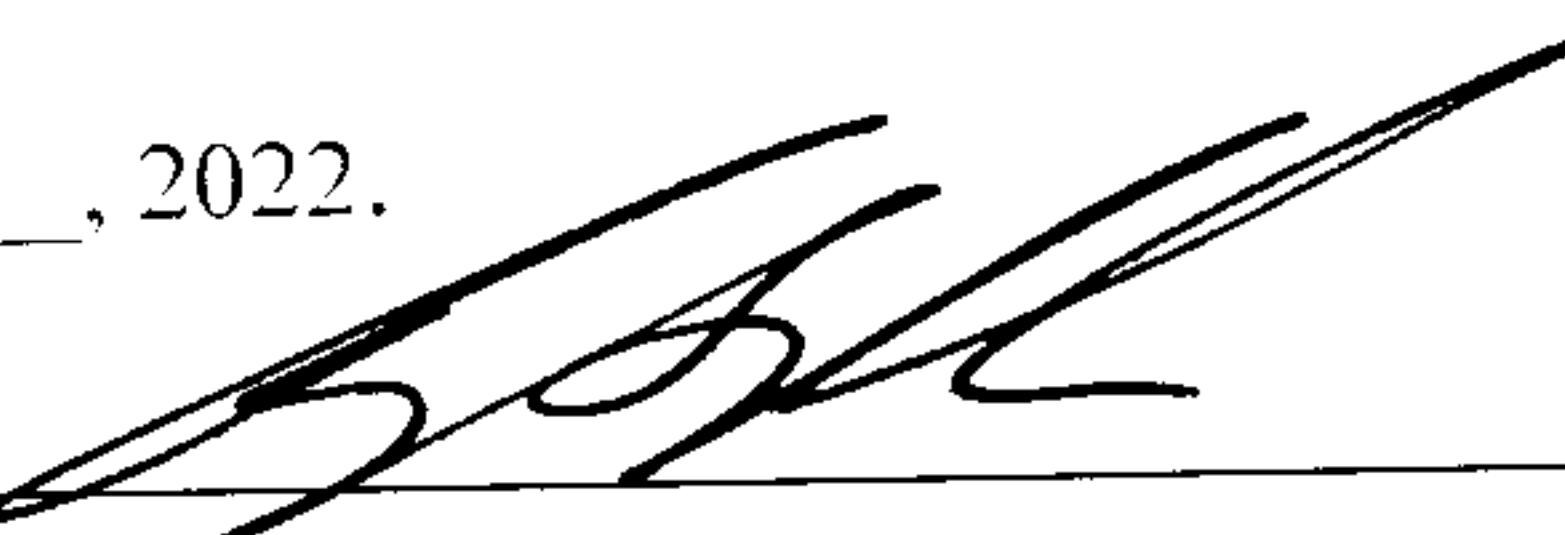
  
\_\_\_\_\_  
CONNIE GRUBER

Shelby County, AL 06/23/2022  
State of Alabama  
Deed Tax: \$10.00

**STATE OF ALABAMA** )  
**JEFFERSON COUNTY** ) **GENERAL ACKNOWLEDGEMENT:**

I, Rodney S Parker, a Notary Public in and for said County, in said State, hereby certify that Tim Gruber and wife, Connie Gruber, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 16 day of June, 2022.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 12-08-2024

# REAL ESTATE SALES VALIDATION FORMS

20220623000251160 2/2 \$36.00  
Shelby Cnty Judge of Probate, AL  
06/23/2022 10:20:40 AM FILED/CERT

**THIS DOCUMENT MUST BE FILED IN ACCORDINACE WITH CODE OF ALABAMA 1975, SECTION 40-22-1**

GRANTOR NAME(S): Tim Gruber and Connie Gruber  
MAILING ADDRESS: 124 Chestnut Lane  
Helena, AL 35080  
PROPERTY ADDRESS: 623 Mountain Laurel Court  
Birmingham, AL 35244

GRANTEE NAME(S): Gruber Living Trust, dated June 16, 2022  
MAILING ADDRESS: 124 Chestnut Lane  
Helena, AL 35080  
DATE OF SALE: 6-16-22  
TOTAL PURCHASE PRICE: \$ 10,000.00  
OR  
ACTUAL VALUE: \$ \_\_\_\_\_  
OR  
ASSESSOR'S MARKET VALUE \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  
(Check One) (Recordation of documentary evidence is not required.)

- Bill of Sale
- Sales Contract
- Closing Statement

- Appraisal
- Other \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## INSTRUCTIONS

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to *Code of Alabama 1975 § 40-22-1 (h)*.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in *Code of Alabama 1975 § 40-22-1 (h)*.

Date: 6-16-22

Print: Tim Gruber

\_\_\_\_ Unattested \_\_\_\_\_  
(verified by)

Sign:   
(Grantor/Grantee/Owner/Agent)