

SEND TAX BILL TO:  
Margaret T. Huebner Revocable Trust  
c/o Kyle Huebner  
1726 11<sup>th</sup> Street  
Manhattan Beach, CA 90266

DAB FILE NUMBER 14-678

THE STATE OF ALABAMA     )  
COUNTY OF SHELBY         )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One hundred thirty-eight thousand and No/100 DOLLARS (\$138,000.00), and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged I, Kyle Huebner, a married man, (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL AND CONVEY unto the Margaret T. Huebner Revocable Trust of 1997 dated August 13, 1997 (herein referred to as GRANTEE), her heirs, successors and assigns in fee simple, the following described real estate situated in the County of Shelby, and State of Alabama, to-wit:

**Lot 58-A according to the Survey of Resurvey of Lots 46 through 62 of Willow Creek Phase One and part of the Southwest quarter of the Southeast quarter of Section 26, Township 20 South, Range 3 West as recorded in Map Book 9, page 95, Shelby County, Alabama Records.**

\$138,000.00 of the purchase price paid herein was paid from mortgage proceeds, mortgage being filed simultaneously herewith.

The Land conveyed herein is not the homestead of the grantor nor is it the homestead of the Grantor's Spouse (if married).

Subject to:

1. Ad valorem taxes for 2014 and years subsequent thereto not yet due and payable.
2. Any mineral or mineral rights leased, granted or retained by current or prior owners.
3. Covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws,



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except to the extent that said covenants or restriction is permitted by applicable law.

4. All items on recorded map.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE, her heirs, successors and assigns FOREVER.

And GRANTOR does covenant with the said GRANTEE, her heirs, successors and assigns, that he is lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, he has a good right to sell and convey the same to the said GRANTEE, her heirs, successors and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, her heirs, successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30<sup>th</sup> day of September 2014.

WITNESS:

P. Veingher

Kyle Huebner

THE STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )


I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Kyle Huebner, whose name is signed to the foregoing and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the \_\_\_\_\_ day of September 2014.

SEAL

Notary Public  
My Commission Expires: \_\_\_\_\_

This Document Prepared by:  
David A. Bedgood  
One Chase Corporate Center  
Suite 400  
Birmingham, Alabama 35244  
[david@bedgoodlaw.com](mailto:david@bedgoodlaw.com)

  
20141029000341130 2/4 \$24.00  
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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

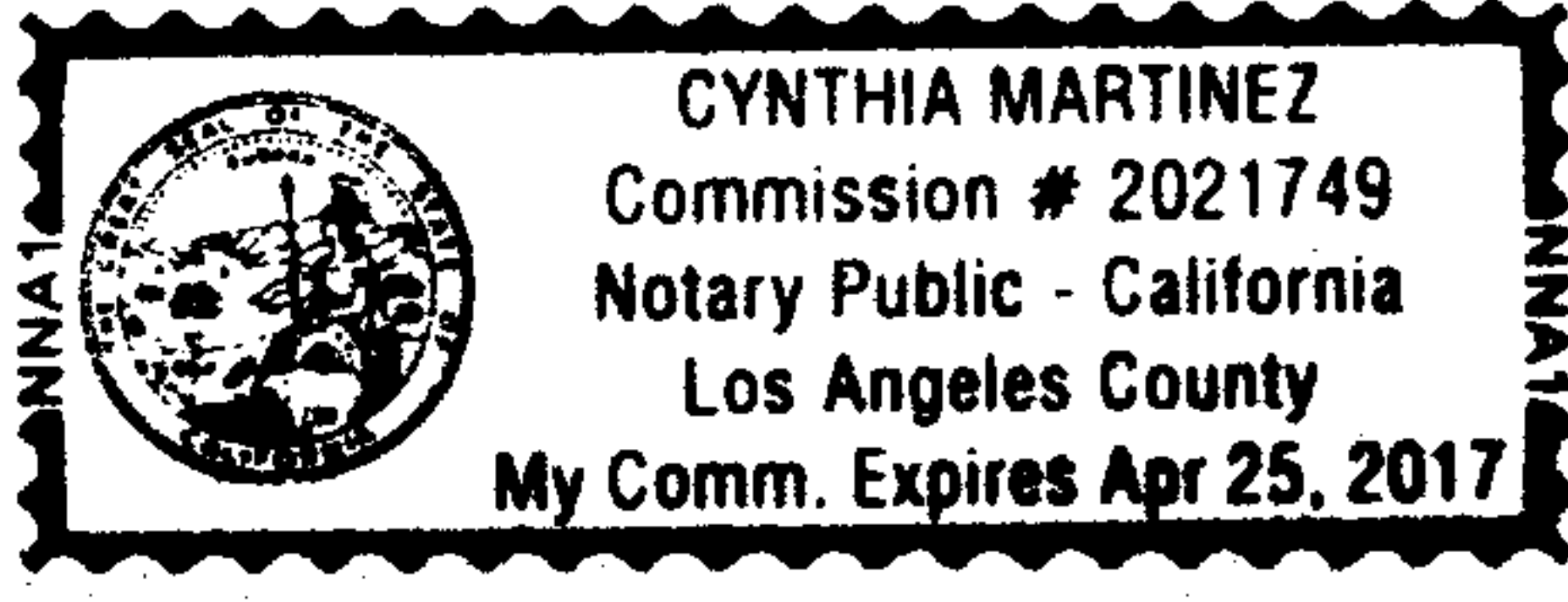
State of California

County of Los Angeles

On Sept. 30, 2014 before me, Cynthia Martinez, Notary Public

personally appeared Kyle Kevin Huebner

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. Signature: Cynthia Martinez, Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

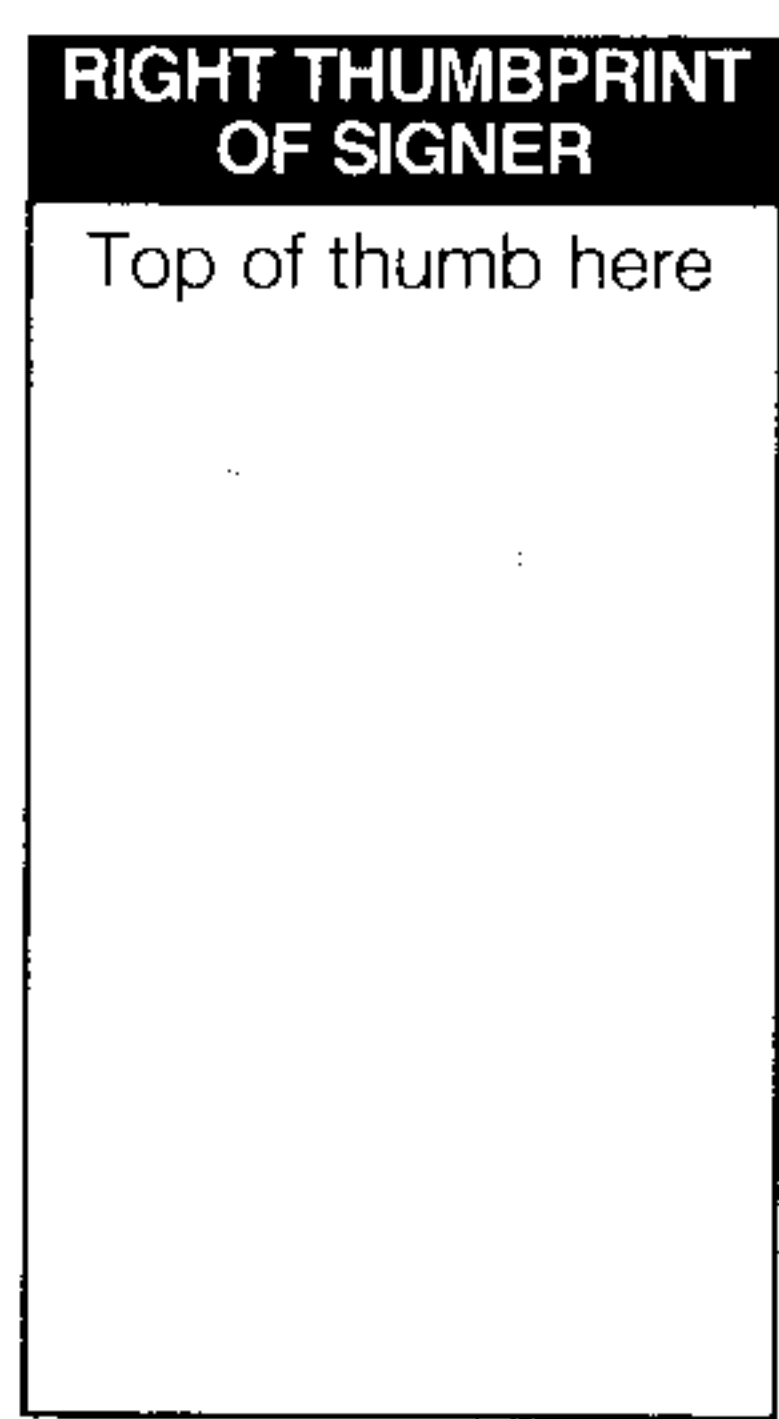
Title or Type of Document: Warranty Deed

Document Date: Sept 30, 2014 Number of Pages: 2

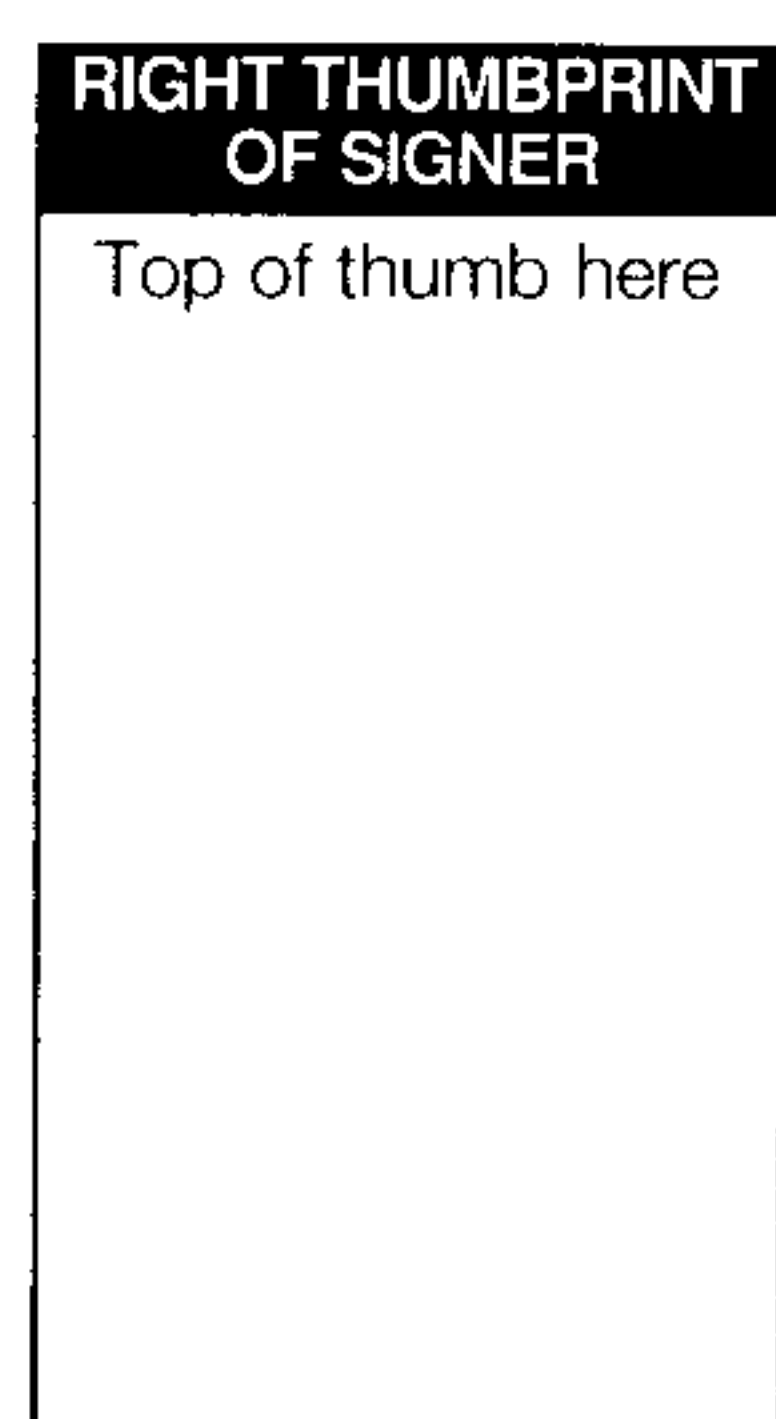
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

- Signer's Name: [Signature]
Corporate Officer - Title(s):
Individual (checked)
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



- Signer's Name:
Corporate Officer - Title(s):
Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



Signer Is Representing:

Signer Is Representing:



## REAL ESTATE SALES VALIDATION

Grantor's Name & Mailing Address:  
Kyle Huebner  
1726 11<sup>th</sup> Street  
Manhattan Beach, CA 90266

Grantee's Name and Mailing Address:  
Margaret Huebner  
835 Bentley Drive  
Naples, FL 34110


Property Address:  
1041 Willow Creek Parkway  
Alabaster, AL 35007

Date of Sale:  
Total Purchase Price: \$138,000.00  
Loan amount: \$138,000.00

The purchase price or actual value claimed on this form can be verified by HUD 1 Settlement Statement and Appraisal.

I attest to the best of my knowledge and belief that the information contained in the foregoing 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).

  
\_\_\_\_\_  
Kyle Huebner

  
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