

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Philip Andrew Blake
1041 Willow Creek Parkway
Alabaster, AL 35007

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this September 27, 2016, That for and in consideration of **ONE HUNDRED SEVENTY FOUR THOUSAND AND NO/100 (\$174,000.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **MARGARET T. HUEBNER REVOCABLE TRUST OF 1997 DATED AUGUST 13, 1997,** (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **PHILIP ANDREW BLAKE,** (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, 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 Records.

Subject to:

1. General and special taxes or assessments for the year 2016 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 9, Page 95.


20161005000366350 1/4 \$198.00
Shelby Cnty Judge of Probate, AL
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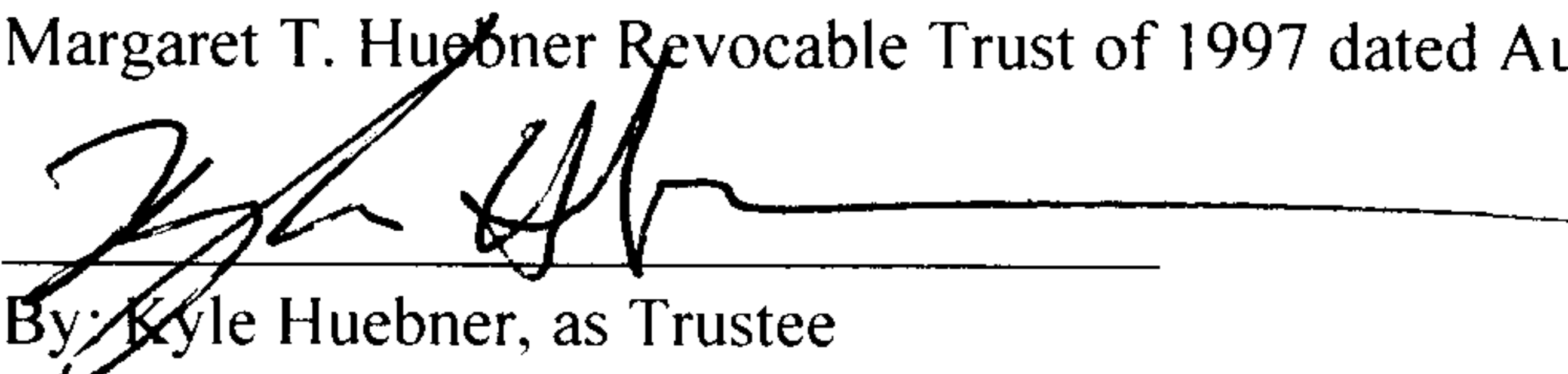
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of September 27 2016.

GRANTOR:

Margaret T. Huebner Revocable Trust of 1997 dated August 13, 1997


By: Kyle Huebner, as Trustee

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Margaret T. Huebner Revocable Trust of 1997 dated August 13, 1997, by Kyle Huebner, whose name is signed to the above and foregoing conveyance as Trustee, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Kyle Huebner as Trustee for the Margaret T. Huebner Revocable Trust of 1997 dated August 13, 1997 executed the same voluntarily with full authority as Trustee, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of September __, 2016.

_____, Notary Public

My Commission Expires: _____

[Affix Seal Here]


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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On September 27, 2016 before me, Cynthia Martinez, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared

Kyle Huebner
Name(s) of Signer(s)

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 this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual Attorney in Fact

☐ Trustee Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual Attorney in Fact

☐ Trustee Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Margaret T. Huebner
Mailing Address Revocable Trust of 1997
1041 Willow Creek Parkway
Alabaster, AL 35007

Grantee's Name Philip Andrew Blake
Mailing Address 1041 Willow Creek Parkway
Alabaster, AL 35007

Property Address 1041 Willow Creek Parkway
Alabaster, AL 35007

Date of Sale 9/29/16
Total Purchase Price \$ 174,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20161005000366350 4/4 \$198.00
Shelby Cnty Judge of Probate, AL
10/05/2016 01:05:50 PM FILED/CERT

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 the 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 _____

Print C. Ryan Sparks

Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1