

20151005000349050
10/05/2015 02:29:51 PM
DEEDS 1/2

Send tax notice to:
JOHNNY GIBBONS
4140 FOREST LAKES ROAD
STERRETT, AL 35174

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015571

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-Seven Thousand Nine Hundred and 00/100 Dollars (\$137,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, GOOD MEASURE, LLC, AN ALABAMA LIMITED LIABILITY COMPANY whose mailing address is: 402 Oxford Way, Pellmar AL 35124 (hereinafter referred to as "Grantors") by JOHNNY GIBBONS whose mailing address is: 4140 FOREST LAKES ROAD, STERRETT, AL, 35174 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 592, according to the Survey of Forest Lakes, Sector 11, as recorded in Map Book 32, Page 137, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. SUCH STATE OF FACTS AS SHOWN ON THE SURVEY OF FOREST LAKES, SECTOR 11, AS RECORDED IN MAP BOOK 32, PAGE 137.
3. EASEMENT GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN BOOK 139, PAGE 127 AND BOOK 236, PAGE 829.
4. RIGHTS OF OTHERS FOR INGRESS AND EGRESS PURPOSES IN AND TO THE USE OF EASEMENT LOCATED ON THE PREMISES AS RECORDED IN INST. NO. 1993-03955; INST. NO. 1993-03957; INST. NO. 1993-03959; INST NO. 1993-03960; INST NO. 1993-03961; INST. NO. 1993-03964; INST NO. 1993-13965 AND INST NO. 1993-03966.
5. TITLE TO THAT PORTION OF THE PREMISES WITHIN THE RIGHT OF WAY OF NEW HIGHWAY NO. 280.
6. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN BOOK 53, PAGE 262 AND BOOK 331, PAGE 262.
7. COVENANTS, CONDITIONS, RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 20040903000494940

\$140,714.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 2nd day of October, 2015.

GOOD MEASURE, LLC
[Signature]
BY: R.E. DILGER, MEMBER



STATE OF ALABAMA
COUNTY OF SHELBY

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/05/2015 02:29:51 PM
\$18.00 DEBBIE
20151005000349050

[Signature]

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R.E. DILGER as MEMBER of GOOD MEASURE, LLC, an Alabama limited liability company is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, in his capacity as such member and with full authority executed the same voluntarily on the day the same bears date as the act of and on behalf of said company.

Given under my hand and official seal on 2nd day of October, 2015.

[Signature]
Notary Public
My Commission Expires:

10-30-16



Notary Public
Print Name: *James W. Fuhrmeister*
Commission Expires:

10-30-16