

Send tax notice to:
Megan Leah Moore
2053 Highview Way
Calera, AL 35040

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

PEL1600014

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Thirty Nine Thousand Nine Hundred and 00/100 Dollars (\$139,900.00) in hand paid to the undersigned, **Good Measure, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor") by Megan Leah Moore (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:


Lot 954 Waterford Highlands Sector 4, Phase 2 as recorded in Map Book 36 Page 15 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

\$ 137,365.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is 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

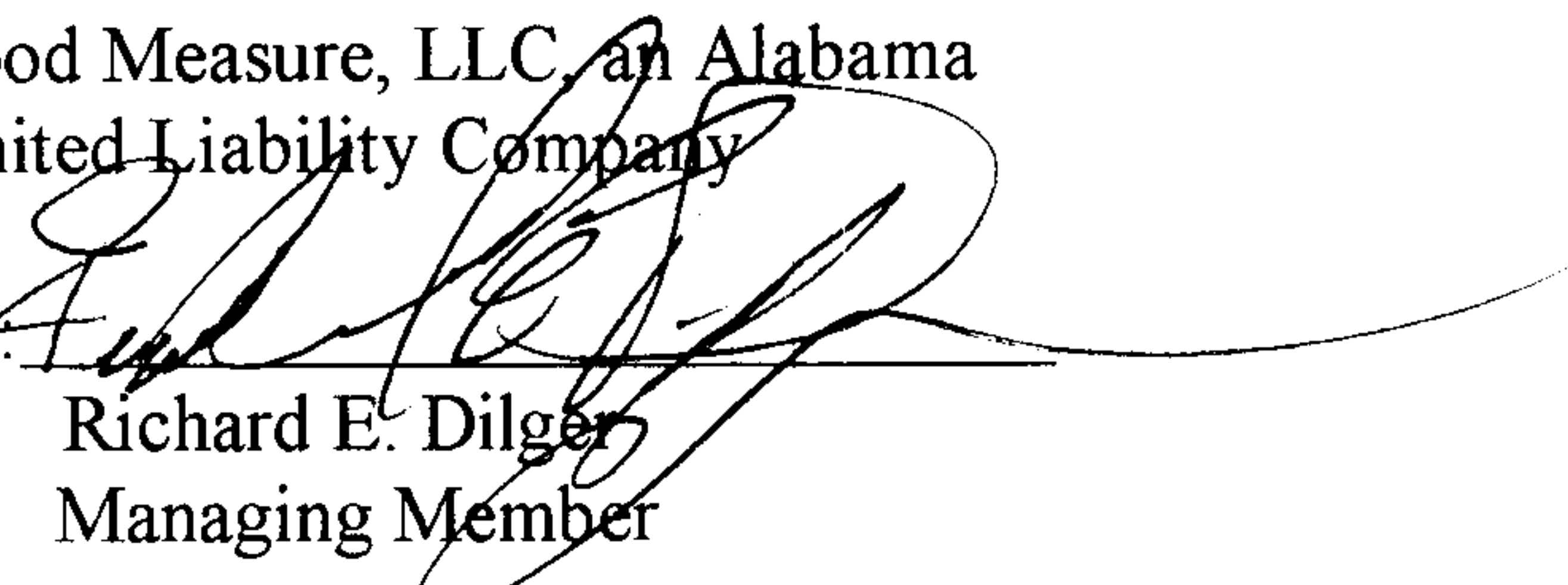

20160229000061740 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
02/29/2016 11:55:07 AM FILED/CERT

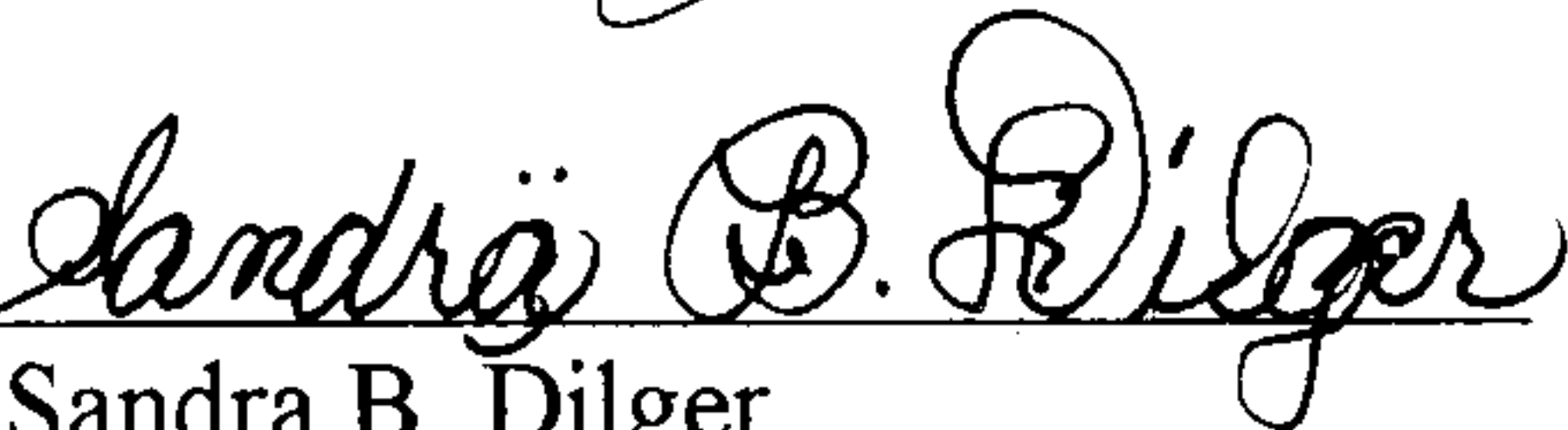
Shelby County, AL 02/29/2016
State of Alabama
Deed Tax: \$3.00

and assigns shall, warrant and defend the same to the Grantee, her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Good Measure, LLC, an Alabama Limited Liability Company, by Richard E. Dilger and Sandra B. Dilger its Managing Members, who are authorized to execute this conveyance, have caused this conveyance to be executed on this, the 23rd day of February, 2016.

Good Measure, LLC, an Alabama limited Liability Company

By: 
Richard E. Dilger
ITS Managing Member

By: 
Sandra B. Dilger
ITS Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard E. Dilger and Sandra B. Dilger whose names as Managing Members of Good Measure, LLC, an Alabama limited liability company, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they, in their capacity as such members and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 23RD day of February, 2016.




Notary Public
Print Name: DAVID W. LEWIS
Commission Expires:

3/25/17


20160229000061740 2/3 \$23.00
Shelby Cnty Judge of Probate: AL
02/29/2016 11:55:07 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name GOOD MEASURE, LLC
Mailing Address 402 OXFORD WAY
PELHAM, AL 35124

Grantee's Name MEGAN LEAH MOORE
Mailing Address 2053 HIGHWAY WAY
CALERA, AL 35040

Property Address 2053 HIGHWAY WAY
CALERA, AL 35040

Date of Sale 2-23-16

Total Purchase Price \$ 139,900

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 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 2-23-16

Print DAVID W. LEWIS

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

