

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Adam Zachary Joiner and
Chalis Miranda Hill
207 Stonecreek Place
Calera, AL 35040

WARRANTY DEED

20160603000191450
06/03/2016 12:57:38 PM
DEEDS 1/3

STATE OF ALABAMA

)

SHELBY COUNTY

)

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Thirty Thousand And No/100 Dollars (\$130,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Good Measure, LLC, an Alabama Limited Liability Company (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Adam Zachary Joiner and Chalis Miranda Hill (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 142, according to the map and survey of Stonecreek, Phase 3, as recorded in Map Book 36, Page 37, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Twenty-Three Thousand Five Hundred And No/100 Dollars (\$123,500.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 27, 2016.

Good Measure, LLC

BY: 

Richard E. Dilger, Managing Member

Good Measure, LLC

BY: 

Sandra B. Dilger, Managing Member

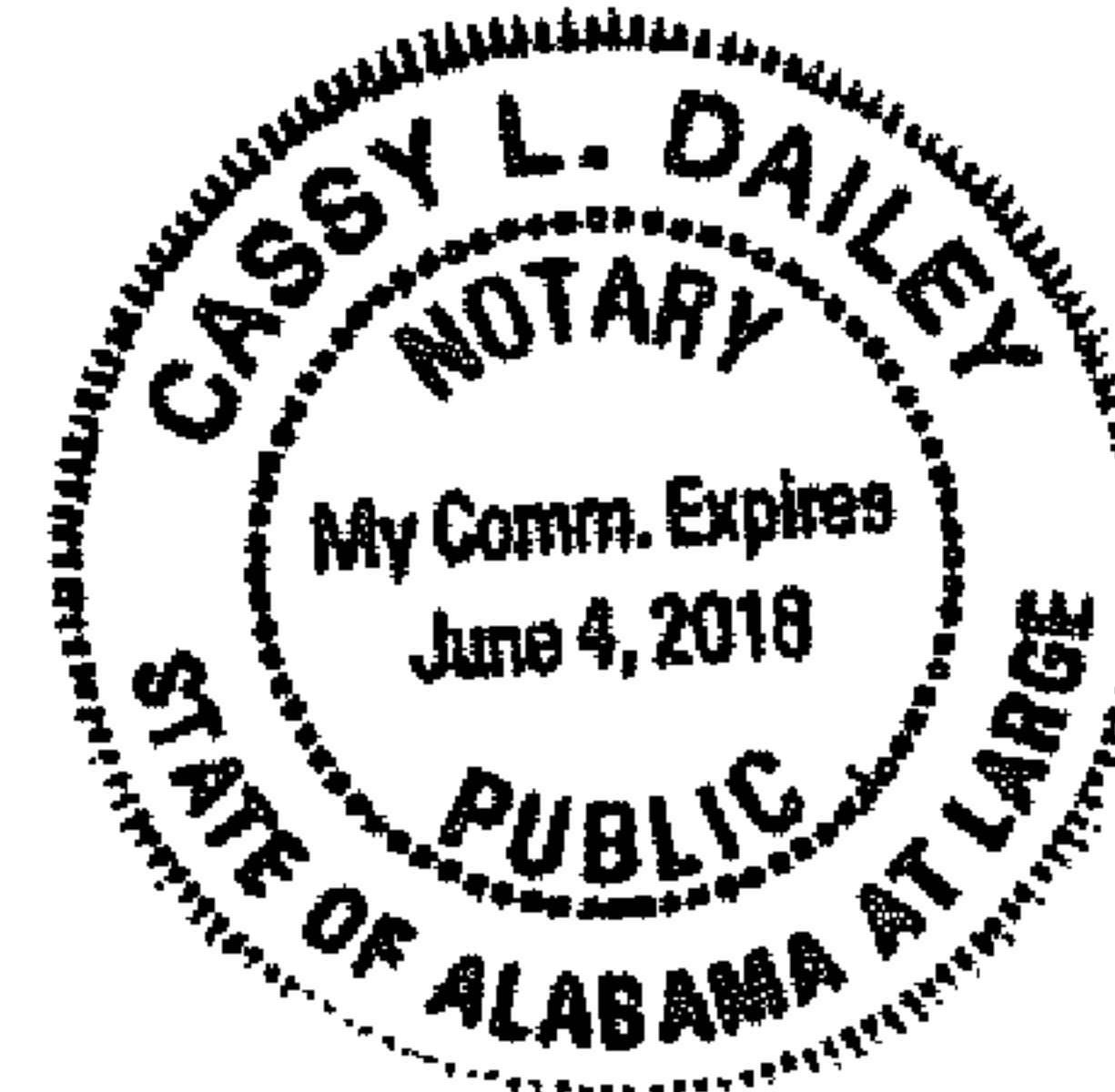
STATE OF ALABAMA
COUNTY OF SHELBY

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 are signed to the foregoing conveyance as Managing Members of Good Measure, LLC, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date as the act of and on behalf of said Limited Liability Company.

Given under my hand and official seal on the 27th day of May, 2016.


Notary Public

My commission expires:



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	Grantee's Name	Adam Zachary Joiner and Chalis Miranda Hill
Mailing Address	207 Stonecreek Place Calera, AL 35040	Mailing Address	330 Levine Road Odenville, AL 35120
Property Address	207 Stonecreek Place Calera, AL 35040	Date of Sale	May 27, 2016
		Total Purchase Price	\$130,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Closing Statement	

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 - Good Measure, LLC, 207 Stonecreek Place, Calera, AL 35040.

Grantee's name and mailing address - Adam Zachary Joiner and Chalis Miranda Hill, 330 Levine Road, Odenville, AL 35120.

Property address - 207 Stonecreek Place, Calera, AL 35040

Date of Sale - May 27, 2016.

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.

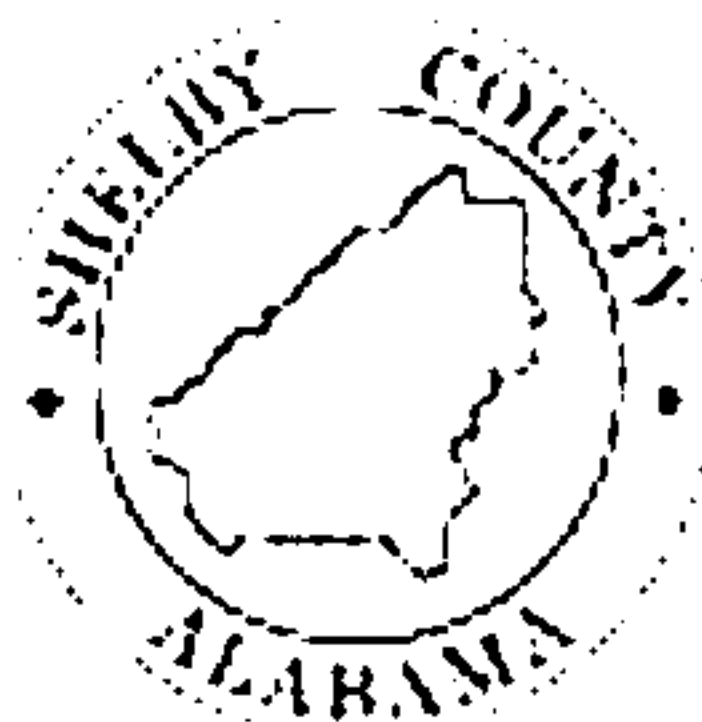
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: May 27, 2016

Sign _____

Adam Zachary Joiner
Agent



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/03/2016 12:57:38 PM
 \$26.50 DEBBIE
 20160603000191450

James W. Fuhrmeister