


WARRANTY DEED


20100331000095940 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/31/2010 12:07:35 PM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

Send tax notice to:
JAMES KEVIN MCGUIRE

(Name)

1 PERIMETER PARK SOUTH, SUITE 325N
BIRMINGHAM, ALABAMA 35243

(Name)

2704 WELLINGTON CIRCLE
PELHAM, AL 35124

(Address)

(Address)

STATE OF **ALABAMA**
COUNTY OF **SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty Two Thousand dollars (\$152,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I/we, THOMAS D. FLANAGAN JR. and ANASTASIA EVE FLANAGAN, Husband and Wife (herein referred to as Grantor(s)) do, grant, bargain, sell and convey unto JAMES KEVIN MCGUIRE , an unmarried man (herein referred to as Grantee(s)), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 17, CHANDA TERRACE FOURTH SECTOR, AS RECORDED IN MAP BOOK 12, PAGE 99, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$155,268.00 IS FILED HERewith.

TO HAVE AND TO HOLD, to the said Grantee, his/her heirs and assigns forever.

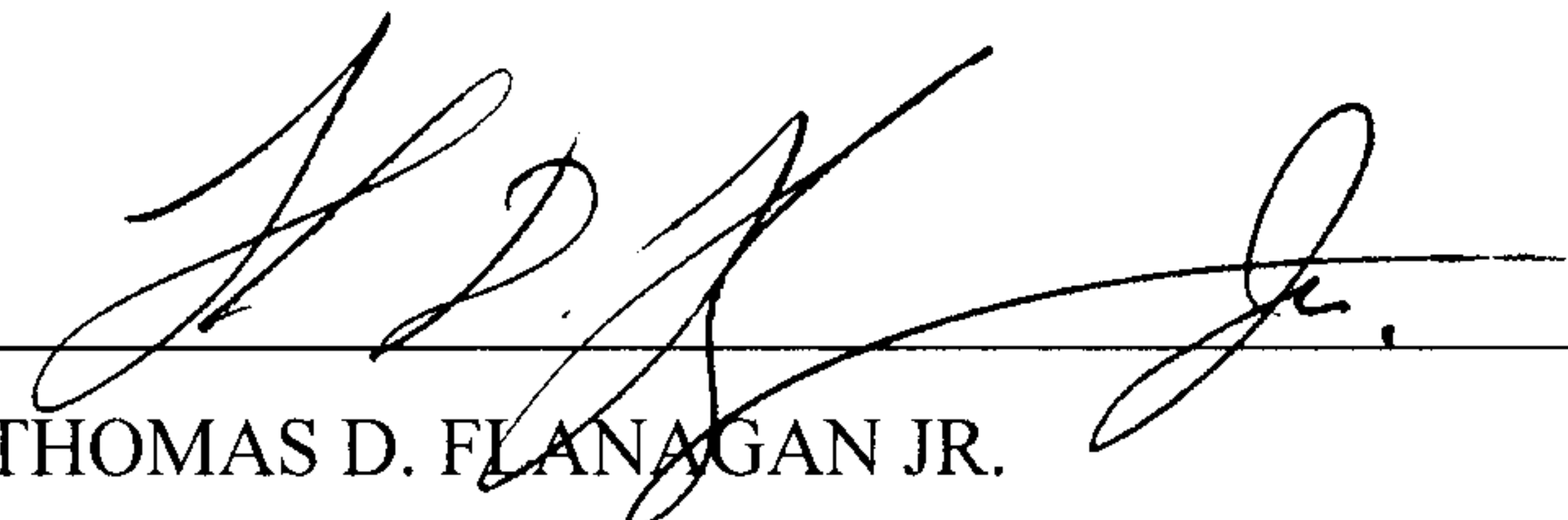
And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) heirs, executors and administrators shall warrant and

WARRANTY DEED

20100331000095940 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/31/2010 12:07:35 PM FILED/CERT

defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, February 26, 2010.

 (Seal)
THOMAS D. FLANAGAN JR.

 (Seal)
ANASTASIA EVE FLANAGAN

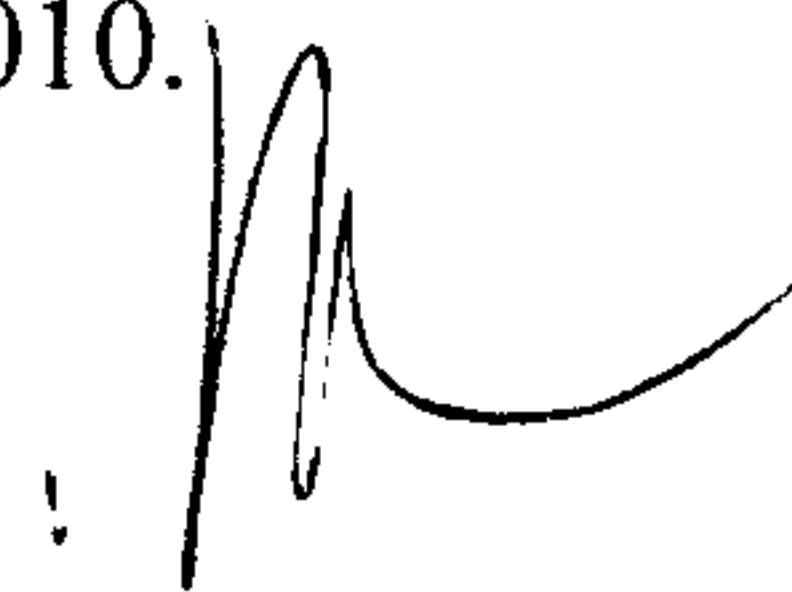
STATE OF **ALABAMA**

COUNTY OF JEFFERSON

General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that THOMAS D. FLANAGAN JR. and ANASTASIA EVE FLANAGAN whose names are signed to the foregoing conveyance, 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.

Given under my hand and official seal, this February 26, 2010.



Notary Public

Return to: William Patrick Cockrell
WPC & Associates LLC
1 Perimeter Park South, Suite 325 N
Birmingham, Alabama 35243

WILLIAM PATRICK COCKRELL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 12, 2011