

This instrument was prepared by

WILLIAM PATRICK COCKRELL
ATTORNEY AT LAW
(Name)
1 PERIMETER PARK SOUTH, 325 N
BIRMINGHAM, ALABAMA 35243
(Address)

Send Tax Notice To:

JAMES KEVIN MCGUIRE
LAURA T. MCGUIRE
(Name)
2704 WELLINGTON CIRCLE
PELHAM, AL 35124
(Address)

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

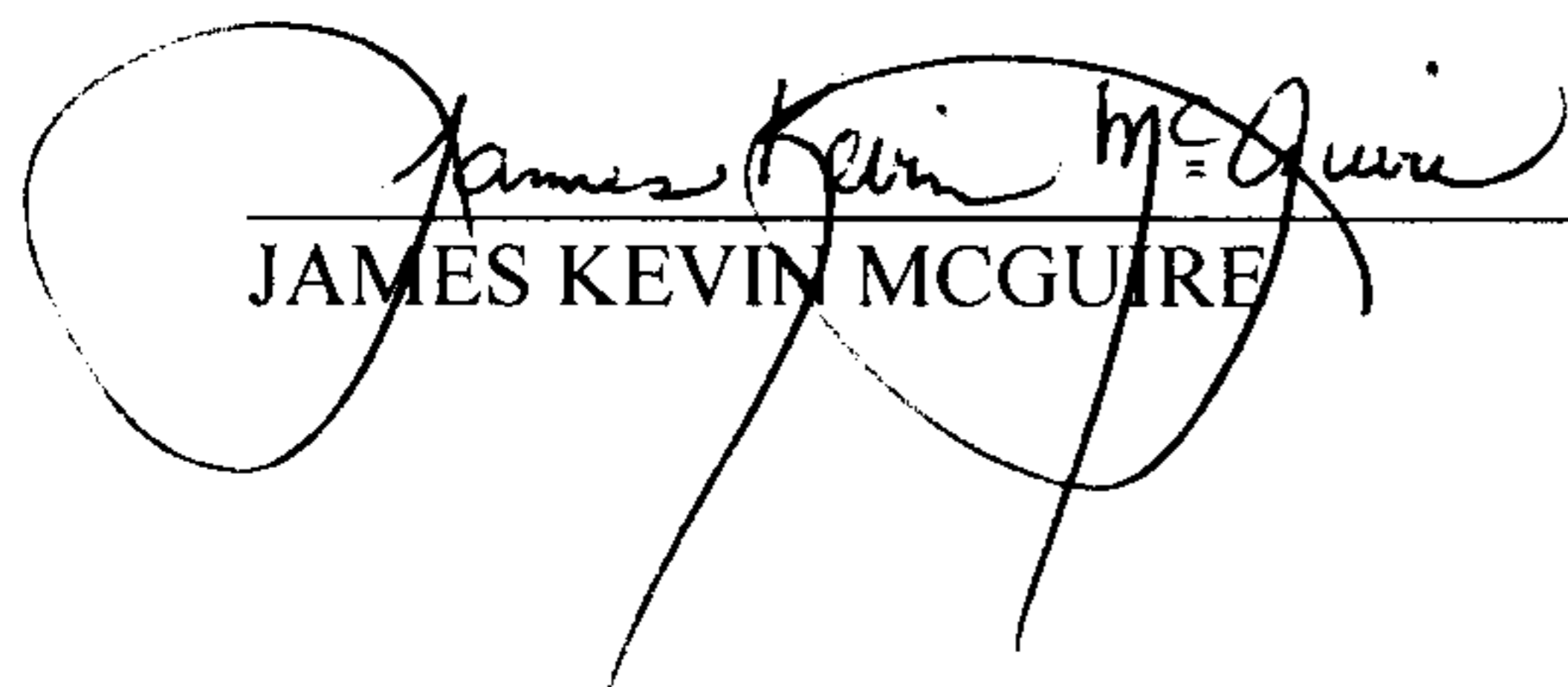
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN THOUSAND dollars (\$10,000.00) and other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, JAMES KEVIN MCGUIRE, a married person (herein referred to as Grantor), do remise, release, quit claim and convey unto JAMES KEVIN MCGUIRE and LAURA T. MCGUIRE, husband and wife (herein referred to as Grantees), as joint tenants with right of survivorship all right, title, interest, and claim in or to 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.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 23rd day of June, 2010.



JAMES KEVIN MCGUIRE (Seal)



20100701000209830 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
07/01/2010 10:50:36 AM FILED/CERT

QUIT CLAIM DEED
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STATE OF ALABAMA
COUNTY OF JEFFERSON

General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County and State, hereby certify that James Kevin McGuire, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23rd day of June, 2010.

Notary Public

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