

This deed prepared by:

Sparks Law Firm, LLC
2635 Valleydale Road, Suite 200
Birmingham, AL 35244
Direct: 205-215-8433

Grantees Address:

Stephen Eubanks and Lisa Eubanks
120 Landale Drive
Sterrett, Alabama 35147

**STATE OF ALABAMA
COUNTY OF SHELBY**

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**WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Two Hundred Ten Thousand Five Hundred and No/100ths (\$210,500.00) Dollars, and other good and valuable consideration paid to the undersigned **SHAWN P. MCGUIRE and HEATHER A. MCGUIRE**, (herein referred to as "Grantors"), in hand paid by **STEPHEN C. EUBANKS and LISA C. EUBANKS, husband and wife**, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantees, during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all the Grantors' interest in the following-described real estate situated in, **SHELBY COUNTY, ALABAMA**, to-wit:

Lot 902, according to the Survey of Forest Park, 9th Sector, as recorded in Map Book 24, Page 138 A & B, in the Office of the Probate Judge of Shelby County, Alabama.

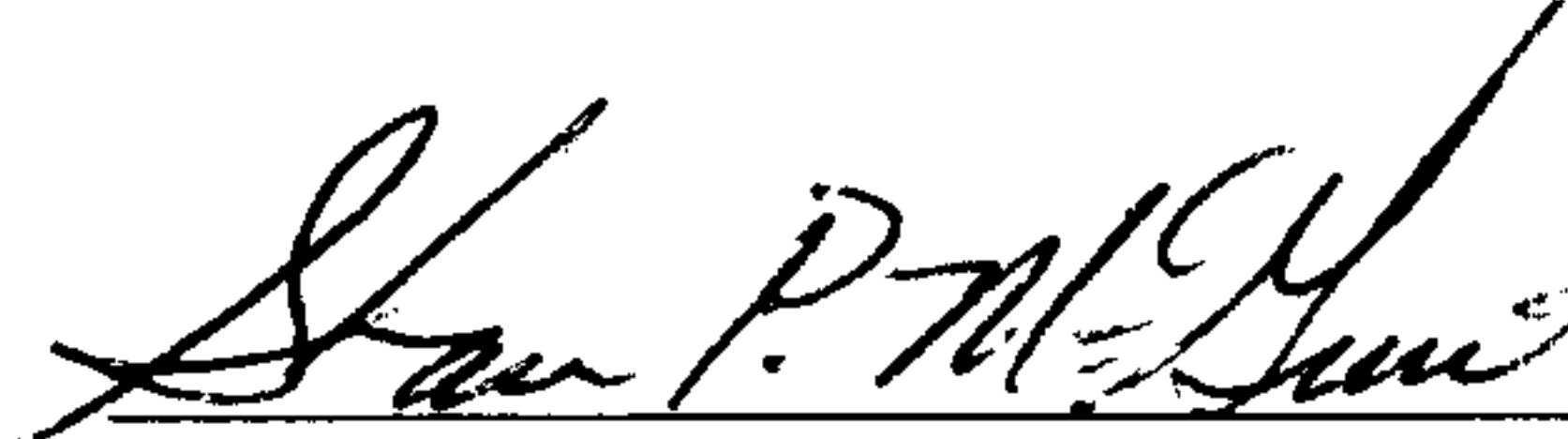
Subject to easements, encroachments, building set back lines, right-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.

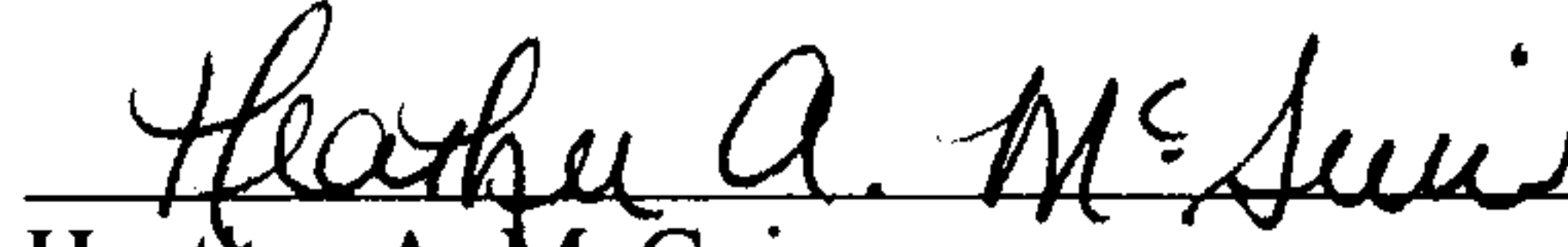
TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to Grantees' heirs and assigns of such survivor forever.

GRANTORS do for Grantors' and Grantors' heirs and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

State of Alabama
Deed Tax : \$210.50

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal on this 8th day of October, 2010.


Shawn P. McGuire



Heather A. McGuire

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that Shawn P. McGuire, whose name is signed to the foregoing instrument or conveyance, and who is known to me, and with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 8th day of October, 2010.

(SEAL)

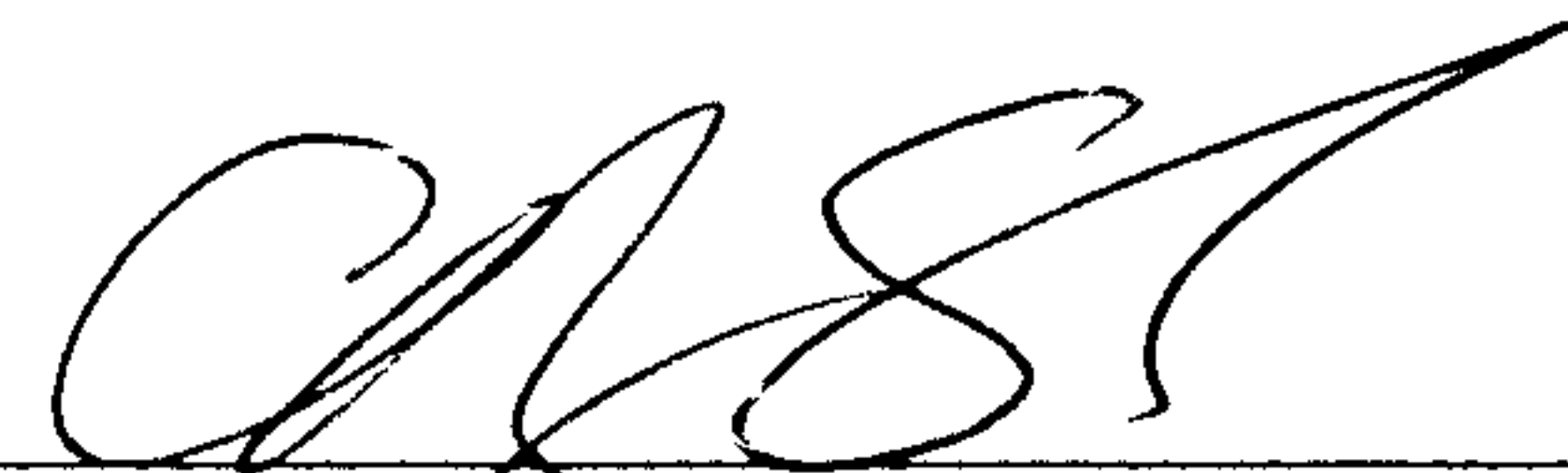

C. Ryan Sparks, Notary Public
My commission expires: December 18, 2011

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that Heather A. McGuire, whose name is signed to the foregoing instrument or conveyance, and who is known to me, and with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 8th day of October, 2010.

(SEAL)


C. Ryan Sparks, Notary Public
My commission expires: December 18, 2011