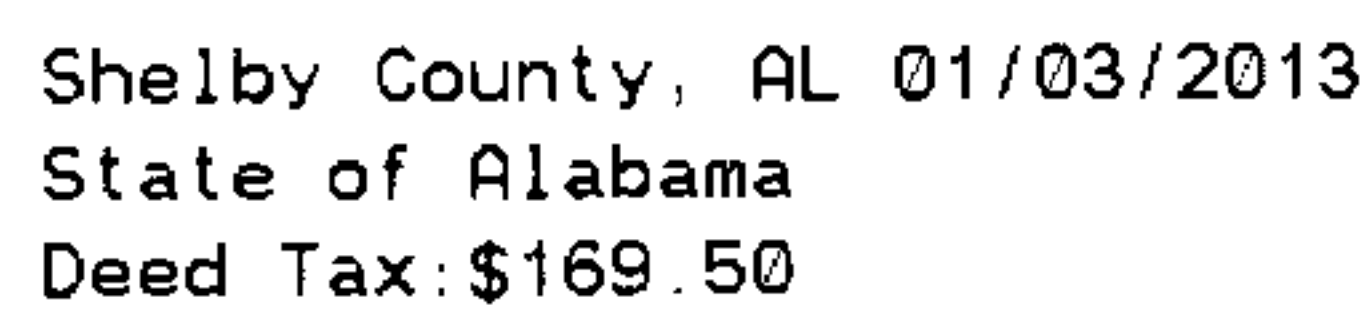




STATE OF ALABAMA ) Consideration paid by the  
COUNTY OF SHELBY ) mortgage amount:\$0.00

KNOW ALL MEN BY THESE PRESENTS THAT KEVIN MAGUIRE, an unmarried man, and GLENDA CONWAY, an unmarried woman (herein, "Grantor"), whose address is 210 Hidden Valley Drive, Montevallo, AL 35115, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to GLENDA CONWAY, an unmarried woman (herein, "Grantee"), whose address is 210 Hidden Valley Drive, Montevallo, AL 35115, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

Property street address: 210 Hidden Valley Drive, Montevallo, AL 35115

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantor, for Grantor and Grantor's heirs and personal representatives, hereby covenants with the said Grantee and Grantee's heirs and assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 25 day of October, 2012.

20130103000004290 2/5 \$193.50  
Shelby Cnty Judge of Probate, AL  
01/03/2013 02:28:23 PM FILED/CERT

GRANTOR:

\_\_\_\_\_(SEAL)  
Kevin Maguire

\_\_\_\_\_(SEAL)  
Glenda Conway

STATE OF A  
COUNTY OF \_\_\_\_\_

I, the undersigned Notary Public in and for said State and County, hereby certify that Kevin Maguire, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

[Affix Notary Seal]

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: \_\_\_\_\_

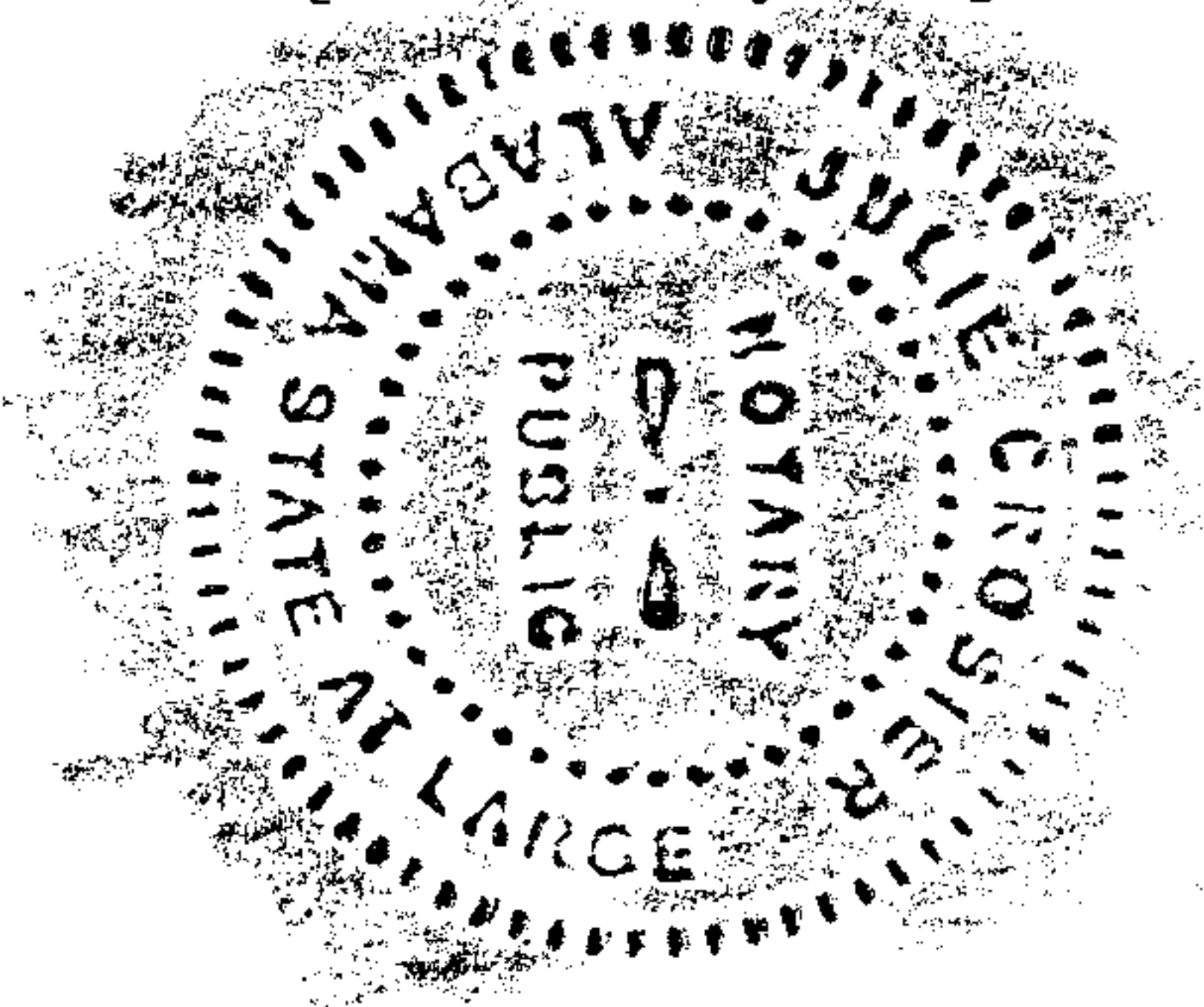
STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned Notary Public in and for said State and County, hereby certify that Glenda Conway, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of October, 2012.

[Affix Notary Seal]

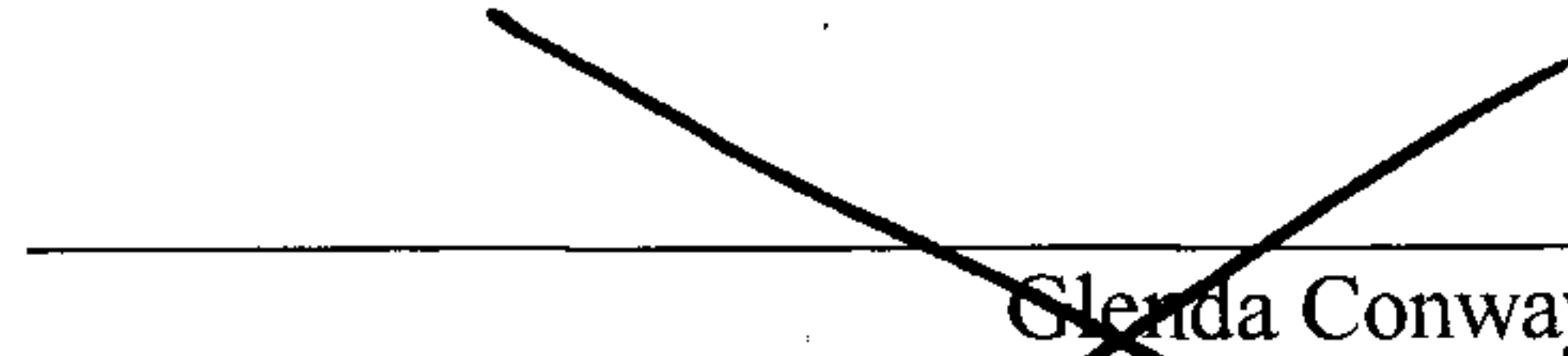
\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: JAN 19<sup>th</sup> 2014



Property address: 210 Hidden Valley Drive, Montevallo, AL 35115

GRANTOR:

 (SEAL)  
Kevin Maguire

 (SEAL)  
Glenda Conway

STATE OF Kentucky  
COUNTY OF Jackson

I, the undersigned Notary Public in and for said State and County, hereby certify that Kevin Maguire, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of October, 2012.

[Affix Notary Seal]

  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 03 19 13

STATE OF  
COUNTY OF

**THOMAS G. ROBERSON**  
Notary Public - State at Large  
State of Kentucky  
My Commission Expires Mar. 19, 2013

I, the undersigned Notary Public in and for said State and County, hereby certify that Glenda Conway, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

[Affix Notary Seal]

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: \_\_\_\_\_



20130103000004290 4/5 \$193.50  
Shelby Cnty Judge of Probate, AL  
01/03/2013 02:28:23 PM FILED/CERT

**This instrument was prepared by:**

STEVEN A. WILLIAMS, ESQ.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

**When recorded, please mail to:**

GLENDA CONWAY  
210 HIDDEN VALLEY DRIVE  
MONTEVALLO, AL 35115

**The Grantee's address is:**

GLENDA CONWAY  
210 HIDDEN VALLEY DRIVE  
MONTEVALLO, AL 35115

Property address: 210 Hidden Valley Drive, Montevallo, AL 35115

  
20130103000004290 5/5 \$193.50  
Shelby Cnty Judge of Probate, AL  
01/03/2013 02:28:23 PM FILED/CERT

**EXHIBIT A**

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF Alabama, AND IS DESCRIBED AS FOLLOWS:

LOT 3, BLOCK 1, ACCORDING TO THE SURVEY OF HIDDEN VALLEY ESTATES, AS RECORDED IN MAP BOOK 6, PAGE 36, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 27-5-22-0-001.014-000

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.*

12-42375 (hw)

Property address: 210 Hidden Valley Drive, Montevallo, AL 35115