

THIS INSTRUMENT PREPARER:		Send Tax Notice To:
NAME:	John Swierz	Corey D. Peat
ADDRESS:	Two Devon Sq. 744 W. Lancaster Ave.	1609 King James Drive
	Wayne PA 19087-2594	Alabaster, AL 35007

20021209000615590 Pg 1/1 27.50
Shelby Cnty Judge of Probate, AL
12/09/2002 15:26:00 FILED/CERTIFIED

STATE OF ALABAMA }
COUNTY Shelby }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, LINDA E. LAKATOS, DEBORAH S. ANDERSON, CHRISTINE M. SCHNEIDER, LORI A. BAHR, and MARY SANDERS, Trustees under Declaration of Trust dated November 1, 2001** FOR LANDAMERICA

(herein referred to as grantor, whether one or more, grant, bargain, sell and convey unto

Corey D. Peat

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12, according to the Survey of Kingwood Townhomes Phase One, as recorded in Map Book 9, Page 18, in the Office of the Judge of Probate of Shelby County, Alabama.

And by Authority set forth under Declaration of Trust dated November 1, 2001, any one Trustee thereunder may act for all the Trustees.

Notwithstanding anything to the contrary contained herein, Grantor covenants to defend title on the Grantees against all claims arising by, through, or under Grantor, and no others.

\$ALL of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s), this 1st day of November, 2002.

Joseph T. Hartman (Seal)
Trustee under Declaration of Trust
Dated November 1, 2001

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF PENNSYLVANIA }
Chester COUNTY }

General Acknowledgment

I, Stephen E. Lewis, a Notary Public in and for said County, in said State, hereby certify that JOSEPH T. HARTMAN, **Trustee under Declaration of Trust dated November 1, 2001**, whose name(s) is/are signed to the foregoing conveyance, and who is/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 1st day of Nov., A.D., 20 02

Stephen E. Lewis
Notary Public

My Commission Expires:

NOTARIAL SEAL
STEPHEN E. LEWIS, Notary Public
Wayne, Chester County
My Commission Expires April 3, 2006

CLAYTON T. SWEENEY, ATTORNEY AT LAW