


This instrument was prepared by:  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

Send Tax Notice to:  
**Peggy S. Seale**  
**144 Summerchase Parkway**  
**Calera, AL 35040**

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

  
20031002000664870 Pg 1/1 41.00  
Shelby Cnty Judge of Probate, AL  
10/02/2003 14:40:00 FILED/CERTIFIED

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **ONE HUNDRED TWENTY THOUSAND DOLLARS and NO/00 (\$120,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Charles Shannon Fair and wife, Dorothy P. Fair** bargain, sell and convey unto, **Peggy S. Seale** the following described real estate, situated in: Shelby County, Alabama, to-wit:

Lot 12, according to the Map and Survey of Summerchase, Phase I, as recorded in Map Book 23, Page 07, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of her spouse.

**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 Grantees, their heirs and assigns, and 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 26<sup>th</sup> day of September, 2003.

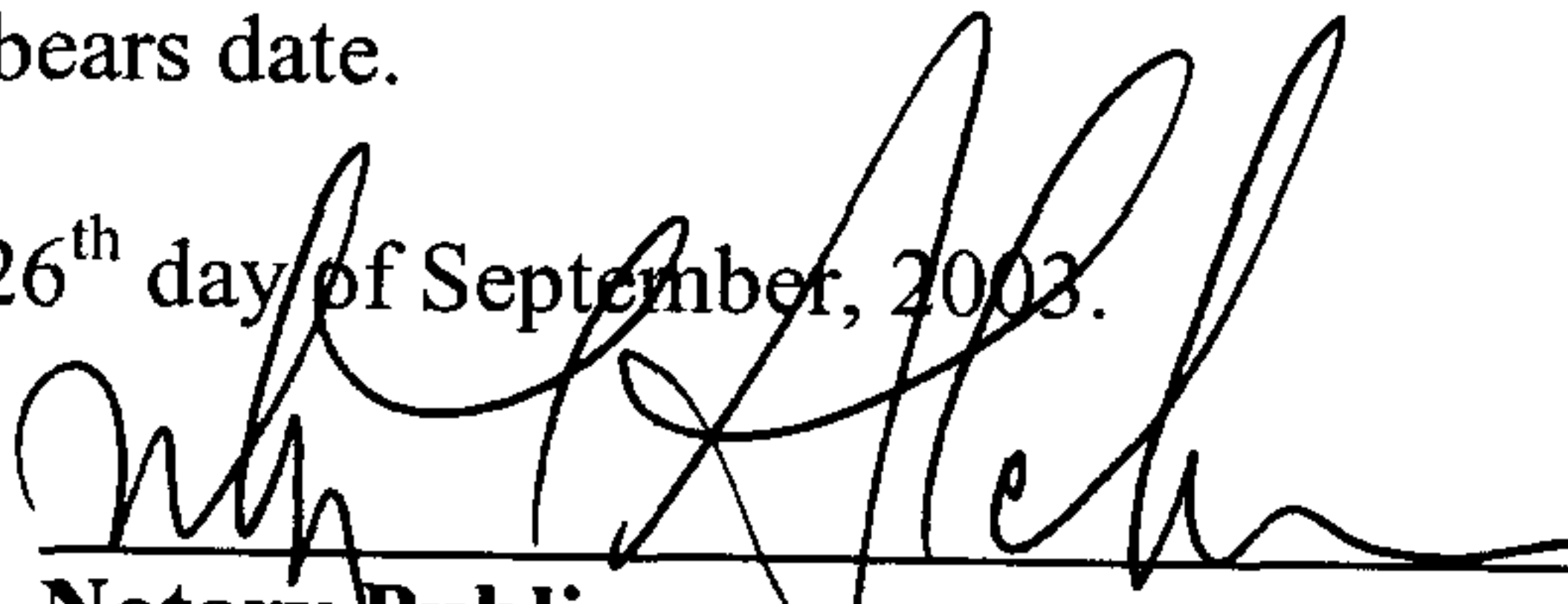
  
Dorothy P. Fair

  
Charles Shannon Fair

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dorothy P. Fair and Charles Shannon Fair, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of September, 2003.

  
Notary Public

My Commission Expires: 10-16-04