

This instrument was prepared by

(Name) John T. Natter, Attorney at Law, Gorham, Natter & King

(Address) 915 Frank Nelson Building, Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

9474-A

See Mtg 365-748

That in consideration of Sixty Eight Thousand Five Hundred and 00/100 --- DOLLARS

to the undersigned grantor, Natter Properties, Inc. a corporation.
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Marvin C. Ferguson and wife, Linda C. Ferguson

(herein referred to as GRANTEES) for and 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, the following described real estate, situated in Shelby County, Alabama, to-wit:

Resurvey of Lot 13, according to the Amended map of Riverchase West, Dividing Ridge, as recorded in Map Book 6, Page 142, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes due in the year 1977 which are a lien but not due and payable until October 1st, 1977.
2. Oil, gas, petroleum and sulphur recorded in Volume 127, page 140, in the Probate Office of Shelby County, Alabama.
3. Agreement with Alabama Power Company recorded in Misc. Volume 15, page 401; Misc. Volume 15, page 703 and Misc. Volume 16, page 351, in said Probate Office.
4. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 300, page 357; Volume 101, page 569; Volume 130, page 230, and Volume 173, page 359, in said Probate Office.
5. Restrictions recorded in Misc. Volume 17, page 550, Misc. Volume 15, page 703, Misc. Volume 15, page 189 and Misc. Volume 14, page 536, in said Probate Office, and Misc. Volume 19, page 633, B'ham Volume 1374, page 928 and Birmingham Volume 1437, page 570.

\$47,950.00 of the above recited purchase price was paid by mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
06/08/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Patrick J. Natter who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of June 19 77

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

1977 JUN -8 AM 8:20

NATTER PROPERTIES, INC.

By Patrick J. Natter
Patrick J. Natter

President

STATE OF Alabama
COUNTY OF Jefferson

JUDGE OF PROBATE

I, John T. Natter, a Notary Public in and for said County in said State, hereby certify that Patrick J. Natter whose name as President of Natter Properties, Inc. a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 7th day of June

1977

Notary Public