

This instrument was prepared by

(Name) John T. Natter, Gorham, Natter & King, Attorneys

(Address) 915 Frank Nelson Building, Birmingham, AL 35203 1430

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,

That in consideration of Seventeen Thousand Eight Hundred & no/100 (\$17,800.00)

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

William H. Natter, Sr., and wife, Alice M. Natter

(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:

Lot 47, Riverchase Country Club Residential Subdivision, Third
Addition, a subdivision of Riverchase, according to plat recorded
in Map Book 7, Page 53, in the Office of the Judge of Probate of
Shelby County, Alabama.

Subject To:

1. Ad valorem taxes due and payable October 1, 1978.
2. Mineral and mining rights not owned by GRANTOR.
3. Any applicable zoning ordinances.
4. Easements, rights of way, reservations, agreements, restric-
tions and setback lines of record.
5. Subject to the modification specifically provided in sub-
paragraph (a), said property conveyed by this instrument is
hereby subjected to the Declaration of Protective Covenants,
Agreements, Easements, Charges and Liens for Riverchase (Resi-
dential), recorded in Miscellaneous Book 14, beginning at Page
536 in the office of the Judge of Probate of Shelby County,
Alabama, as amended in Miscellaneous Book 17, beginning at page
550, in the office of the Judge of Probate of Shelby County,
Alabama, except as follows: (a) Sections 12.20 and 12.21 of said
Declaration shall not apply to GRANTEE herein.
6. Said property conveyed by this instrument is hereby restricted to
use as a single family residential dwelling, unless a change in
use is authorized pursuant to the Riverchase Residential Covenants,
as described in paragraph 5 above, said restriction to be effec-
tive for the same period of time as the Riverchase Residential
Covenants.

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 con-
tingent 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 encum-
brances,

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 14 day of August 1978

ATTEST:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DEED WAS FILED

By

SECRETARY

1978 AUG. 30 AM 8:40

Patrick J. Natter

Patrick J. Natter President
Natter Properties, Inc.

STATE OF Alabama
COUNTY OF Jefferson

I, John T. Natter
State, hereby certify that Patrick J. Natter, President
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 14 day of August



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Shelby Cnty Judge of Probate, AL
08/30/1978 12:00:00AM FILED/CERT

Notary Public