

711

SEND TAX NOTICE TO:

A. Richard Wagner
(Name) 2042 Club Road
Birmingham, AL 35244
(Address)

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
Suite 704 Independence Plaza
(Address) Birmingham, AL 35209

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF JEFFE SON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Eighty Nine Thousand and no/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

A. Richard Wagner AND Sharon K. Wagner

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Al

Lot 28, according to the Amended Map of Riverchase Country
Club, Phase II, as recorded in Map Book 8, page 59, in the
Probate Office of Shelby County, Alabama.

BOOK 188 PAGE 660

1. Deed Tax \$ 1900
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 2250

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN -9 AM 11:11

Thomas A. Shivers, Jr.
JUDGE OF PROBATE

Subject to taxes, easements and restrictions of record.

\$170,100.00 of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of
the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,
and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. 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, unless otherwise noted above, 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 Vice President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of May 19 88

ATTEST:

Natter Properties, Inc.

By [Signature] Vice - President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that Pat Natter
whose name as Vice - President of
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,

Natter Properties, Inc.

Given under my hand and official seal, this the 31st

day of

May

88

[Signature]
Notary Public