



H77

american title insurance company

2119 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
 Suite 820 Independence Plaza
 (Address) Birmingham, AL 35209

SEND TAX NOTICE:

Ronald M. Radtke
 1909 King Charles Court
 Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eleven Thousand Four Hundred Three & no/100----- DOLLARS
 And the assumption of the mortgage herein:

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert Lee Jenkins, Jr. and wife, Betty Lynn Long Jenkins
 (herein referred to as grantors) do grant, bargain, sell and convey unto
 Ronald M. Radtke and Dawn A. Radtke

(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:

Lot 85, according to the Survey of Kingwood, Third
 Addition as recorded in Map Book 7, page 26, in the
 Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

And as further consideration the grantee herein expressly
 assume and promise to pay that certain mortgage to Engel
 Mortgage Co as recorded in Real vol. 391, page 281, and
 assigned to FNMA as recorded in Misc Book 30, page 765,
 in said Probate Office according to the terms and condi-
 tions of said mortgage and the indebtedness thereby secured.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
 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 GRANTEES, their heirs and assigns forever,
 against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 25th
 day of April, 1984

WITNESS:

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT

Deed to 11.50 (Seal)

Rec 150 1984 MAY 10 AM 8:44 (Seal)

Ind 100 14 00 (Seal)

X Robert Lee Jenkins, Jr. (Seal)

X Betty Lynn Long Jenkins (Seal)

Betty Lynn Long Jenkins (Seal)

Virginia
 STATE OF ALABAMA
 FAIRFAX COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that Robert Lee Jenkins, Jr. and wife, Betty Lynn Long Jenkins
 whose name s are signed to the foregoing conveyance, and who 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 25th day of April, A. D., 1984.

B. T. 1

My Commission Expires 12/31/85

Notary Public.