

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
Suite 101, 1318 Alford Avenue  
Birmingham, Alabama 35216

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Send Tax Notice To:  
KERRY G. JENKINS  
816 HONEYSUCKLE LN  
MONTICELLO AL  
35115

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of FORTY-ONE THOUSAND AND NO/100 DOLLARS (\$41,000.00), to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, MICHAEL H. STRONG, a married man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto KERRY G. JENKINS and CAROL M. JENKINS (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 3, according to the Survey of Strong Ridge, as recorded in Map Book 22, page 155 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:** (1) Taxes due in the year 1999 and thereafter; (2) Easements as shown by recorded plat, including 30 ingress, egress and utility easement along the southerly side and rear of lot; (3) Restrictions, covenants and conditions as set out in instrument recorded in Inst. #1997-26154 in Probate Office; (4) Restrictions, limitations and conditions as set out in Map Book 22 page 155; (5) Mineral and mining rights and other rights privileges, conditions and covenants in connection therewith, except that no "stripping rights are outstanding"; (6) Grantor hereby Quit Claims any mineral and mining rights to Grantee, however such rights are not warranted.

The property conveyed herein is not the homestead of any of the Grantors or their spouses.

\$ 30750.00 Dollars of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this Deed.

**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 we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

01/22/1999-03109  
03:10 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRN 21.50

IN WITNESS WHEREOF, the undersigned, Michael H. Strong, has hereunto set his hand and seal, this the 20 day of JAN, 1999.

  
Michael H. Strong

STATE OF ALABAMA )

COUNTY OF JEFF )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL H. STRONG, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20 day of JAN, 1999.

  
Notary Public

My Commission Expires: 3-1-2002

Inst # 1999-03109