

WARRANTY DEED--JOINT TENANCY

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This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

Richard Allen McKay
254 Co Rd 198
Clanton, AL 35045

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of , to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Alonzo Rogers and wife Celia Rogers, of 22512 Hessel Street, Detroit, MI 48219 do grant, bargain, sell, and convey unto Richard Allen McKay and wife Ella Vista McKay, of 254 Co Rd 198, Clanton, AL 35045 (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:

Surface rights only to: In the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, §5, Twp 22S, R3W, begin at a point 47.8 feet N and 357.7 feet W of the center stake of §5, Twp 22S, R3W, run S 45°10'W 108 feet; thence N 57°50'W 84.45 feet; thence N 29°E 105.4 feet; thence S 57°50'E 99.5 feet to point of beginning. Containing \pm .22 acre.

It is the intent of this instrument to convey title to the front half of a lot acquired by Walter Rogers and wife Mable from the Little Gem Coal Company, whether correctly described or not.

Source of title: A warranty deed from May Belle Rogers Cook to Alonzo Rogers executed 13 October 1982 and recorded 20 October 1982 at deed book 343, page 179 of the Shelby County Probate Records.

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.

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 my 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.

Inst # 1992-22935

In witness whereof, we have set our hands and seals, this 25th September 1992.

10/09/1992-22935
12:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 10.00

Witness:

Alonzo Rogers (Seal)
Alonzo Rogers

Celia Rogers (Seal)
Celia Rogers

I, the undersigned notary public for the State of Michigan, hereby certify that Alonzo Rogers and wife Celia Rogers, whose name is signed to the foregoing conveyance, and who are (made) 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 September 1992.

Jennifer A. Abbo
Notary public

Subscribed and sworn before me this 25th
day of Sept, 1992, a Notary Public
in and for Oakland County,
State of Michigan

Jennifer A. Abbo
(Signature)
NOTARY PUBLIC
My Commission expires 3-17, 1996

JENNIFER A. ABBO
NOTARY PUBLIC - OAKLAND COUNTY, MICH.
MY COMMISSION EXPIRES 03-17-96

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