

This instrument was prepared by

(Name) Robert E. Paden, Attorney at Law

Jefferson Land Title Service Co., Inc.

(Address) 1722 Second Avenue, Bessemer, Alabama

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen Thousand Five Hundred and no/100 (\$18,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James E. Foshee and wife, Sheila H. Foshee

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald P. Sessions and Mary W. Sessions

(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 No. 13, according to McDow, Walton & Harrison Subdivision in the town of Columbiana, Alabama, as shown by map recorded in Map Book 3, Page 153, in the Office of the Probate Judge of Shelby County, Alabama.

\$17,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

NOTE: This is a deed of correction executed and delivered to correct that certain deed from the Grantors herein to the Grantees herein dated the 22nd day of November, 1972, of record in Volume 277, Page 322, in the Office of the Probate Judge of Shelby County, Alabama, said deed being defective in that the Grantee, Mary W. Sessions' name appears as Ruth Session in the erroneous deed, when, in fact, the Grantee's name is Mary W. Sessions, and to further correct the acknowledgment which appears to have been executed in South Carolina, when, in fact, the same was executed in the State of Alabama.

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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 15th day of January, 1973

WITNESS:

Joan Grier (Seal)
Jimmy Brown (Seal)

James E. Foshee (Seal)
Sheila H. Foshee (Seal)

1973012400003280 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/24/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA } South Carolina
Williamsburg COUNTY }

I, Virginia Dianne Chinnes, a Notary Public in and for said County, in said State, hereby certify that James E. Foshee and wife, Sheila H. Foshee, 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 15th day of January, A. D., 1973.

Notary Public.

My commission expires Sept. 13, 1981 Virginia Dianne Chinnes