

This Instrument Was Prepared By:
John Bahakel, Attorney at Law
2131 - 12th Avenue North
Birmingham, Alabama 35234

Send Tax Notice to:
Ben & Kristina Coffman
2416 Maury Drive
Birmingham, Alabama 35242

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Three Hundred Thousand and 00/100 Dollars (\$300,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Sam Sessions and Evangelia Sessions, husband and wife**, whose address is 2416 Maury Drive, Hoover, Alabama, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Benjamin P. Coffman and Kristina P. Coffman, husband and wife**, whose address is 1520 Inverness Cove Ln, Birmingham, Alabama, (hereinafter 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 the County of **Shelby** and State of Alabama, to-wit:

Lot 39, 2nd Sector, according to the Survey of Altadena Woods, 2nd and 5th Sectors, as recorded in Map Book 10, Page 54, in the Probate Office of Shelby County, Alabama.

This conveyance is hereby made subject to restrictions, covenants, easements, limitations, rights of way, and mineral and mining rights, if any, of record in the Probate Office of Shelby County, Alabama.

Note: \$240,000.00 of the purchase price was paid via a purchase money loan & mortgage closed simultaneously herewith.

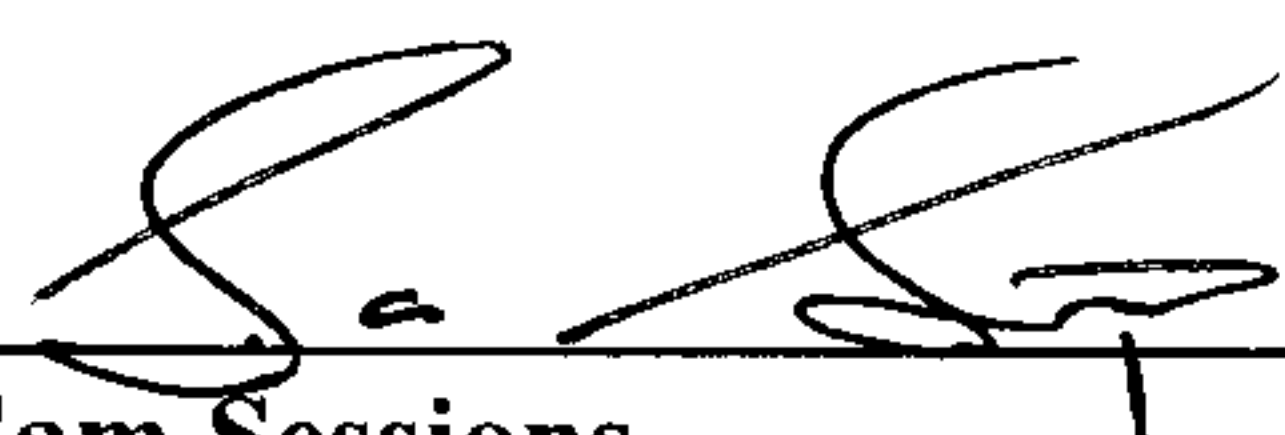
The purchase price was determined by contract.

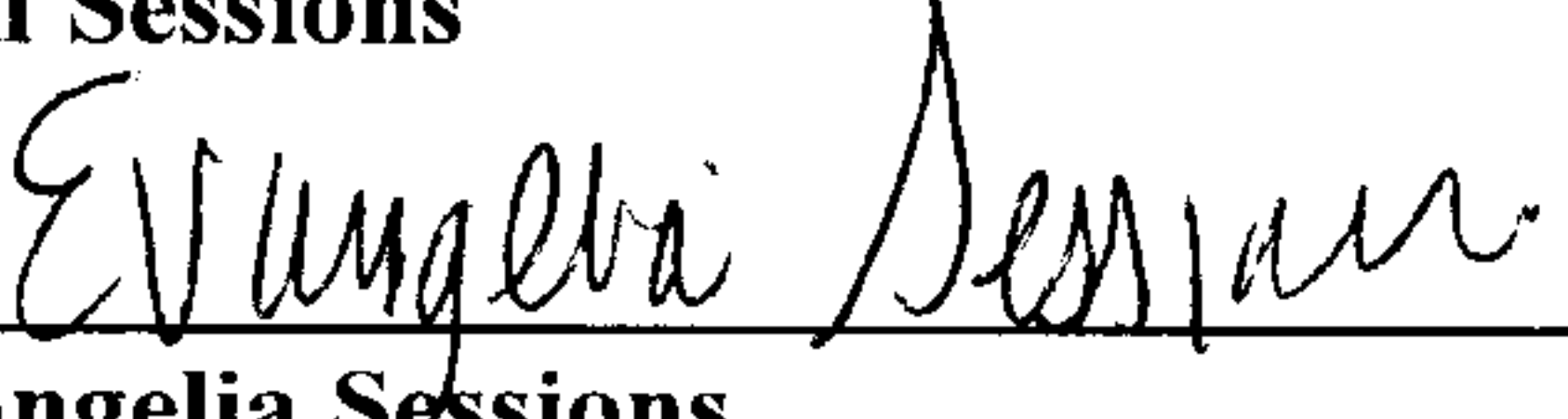
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto 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 said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns 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 hands and seals on this the **26th** day of **March**, **2015**.



Sam Sessions


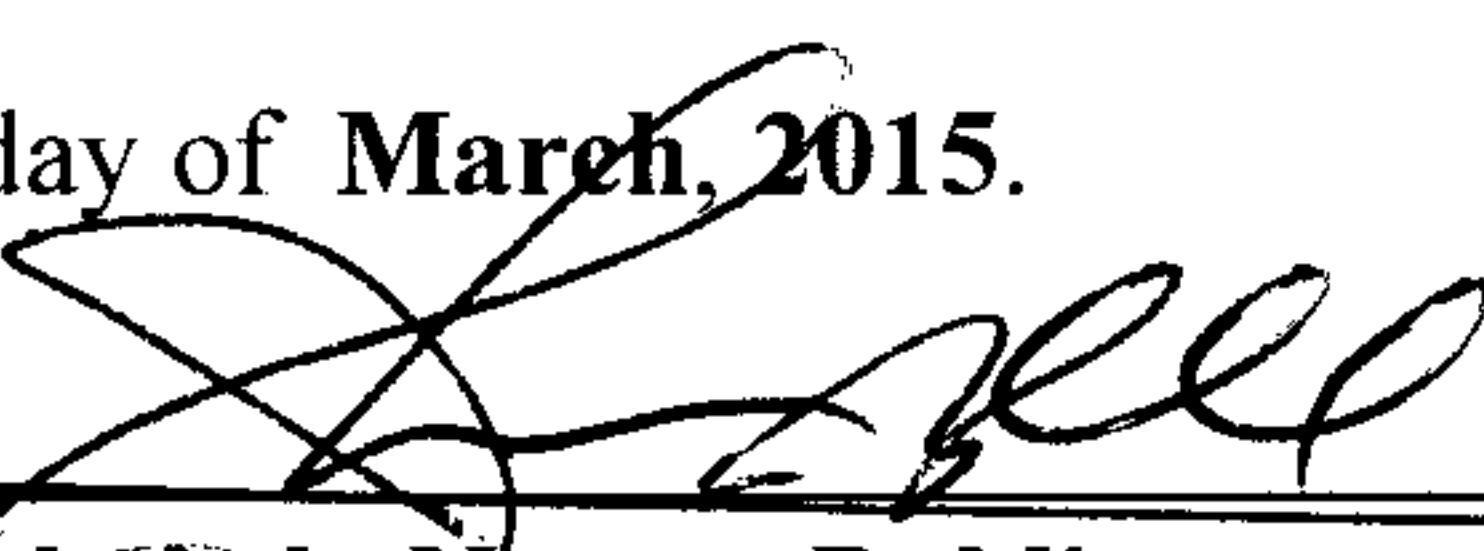
Evangelia Sessions

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Sam Sessions and Evangelia Sessions, husband and wife**, whose names 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 the **26th** day of **March**, **2015**.

My Commission Expires: **9/26/2016**



John Bahakel, Notary Public
Notary Public
John Bahakel
My Commission Expires 9/26/2016