

2208

\$1.65 Fed Ltr

BOOK 185 PAGE 526

WARRANTY DEED

Shelby County Printing & Publishing Co., Columbiana, Ala.

The State Of Alabama

SHELBY County

Know all men by these presents, That in consideration of
Twelve Hundred Fifty and no/100- - - - - DOLLARS

to the undersigned grantor Richard E. Ballentine and wife, Mary Alice Ballentine
in hand paid by Homer B. Starks

the receipt whereof is acknowledged we the said Richard E. Ballentine and wife,
Mary Alice Ballentine do grant, bargain, sell and convey unto the said
Homer B. Starks

the following described real estate situated in Shelby County, Alabama, to-wit:
Lot 2 of Calmont Subdivision of SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 2, Township 24, Range 12 East,
Shelby County, Alabama, as shown by map of said subdivision on record in Map
Book 4 Page 4 in the Probate Office of Shelby County, Alabama.

As part of the consideration of the grantors executing this deed, the grantee
herein agrees that no dwelling house shall be erected upon the above described land
of which the main portion of said house contains less than 1200 square feet.
We further agree that this restriction shall be a covenant running with the land and
a violation of the same may be enjoined in any Court of competent jurisdiction.

To have and to hold To the said Homer B. Starks, his
heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators,
covenant with the said Homer B. Starks, his
heirs and assigns, that we are lawfully seized in fee simple of said premises;
that they are free from all incumbrances; 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
Homer B. Starks, his
heirs and assigns forever, against the lawful claims of all persons.

In witness whereof we have hereunto set our hands and seal S., this
2nd day of April, 1957.

WITNESSES:

Richard E. Ballentine (Seal)
Mary Alice Ballentine (Seal)
(Seal)
(Seal)

The State Of Alabama

Shelby County

I, Elsie L. Kendrick,

a Notary Public in and for said County, in said State,
 hereby certify that Richard E. Ballentine + wife, Mary Alice
 whose name has been signed to the foregoing conveyance, and who
 to me, acknowledged before me on this day that, being informed of the contents of this conveyance,
 executed the same voluntarily on the day the same bears date.

Given under my hand this 2nd day of April, A.D. 1957

Elsie L. Kendrick

The State Of Alabama

Shelby County

I, _____, in and for said County, in said State, hereby certify that
 subscribing witness to the foregoing conveyance, known
 to me, appeared before me this day, and being sworn, stated that _____
 the grantor _____ voluntarily
 executed the same in _____ presence and in the presence of the other subscribing witness, on the day the
 same bears date; that _____ attested the same in the presence of the grantor, and of the other
 witness, and that such other witness subscribed _____ name as a witness in _____ presence.

Given under my hand this the _____ day of _____, A. D., 19____

The State Of Alabama

Shelby County

I, Elsie L. Kendrick,

a Notary Public in and for said County, in said State, hereby certify that on the
2nd day of April, 1957, came before me the within named
Mary Alice Ballentine known to me (or made known to me) to be the wife of the
 within named Richard E. Ballentine who, being examined separate
 and apart from the husband touching her signature to the within _____ acknowledged that she
 signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

In witness whereof I hereunto set my hand this 2nd
April, A.D., 1957.

Elsie L. Kendrick

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within Deed
 was filed for record the 2 day of April, 1957 at 8 o'clock, P.M.
 and recorded in Deed Record 185 Page 36, and the Mortgage Tax of
 Deed Tax of 1.50 has been paid.

Judge of Probate