

1.10 2nd Stamp

4035

STATE OF ALABAMA }
SHELBY County } Know All Men By These Presents,

That in consideration of Five Hundred and no/100 Dollars and other good and valuable consideration
to the undersigned grantor Richard E. Ballentine and wife, Mary Alice Ballentine
in hand paid by Alvin Joseph McGaughy and Jessie Forrest McGaughy
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 Alvin Joseph McGaughy and Jessie Forrest McGaughy
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 1 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 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 Unto the said Alvin Joseph McGaughy and Jessie Forrest McGaughy
as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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;
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.

In Witness Whereof, we have hereunto set our hands and seal
this 22nd day of August, 1957.
WITNESSES:
Richard E. Ballentine (Seal.)
Mary Alice Ballentine (Seal.)

State of ALABAMA }
SHELBY County }
I, Mary Lee Mahaffey, a Notary Public in and for said County, in said State,
hereby certify that Richard E. Ballentine and wife, Mary Alice Ballentine
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 22nd day of August, 1957.
Mary Lee Mahaffey, As Notary Public

STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within deed
was filed for record the 22 day of Aug 1957, at 4 o'clock P. M.
and recorded in Book 108 Page 483, and the Mortgage Tax of
Deed Tax of 1.00 has been paid.
L.C. Walker, Judge of Probate