

STATE OF ALABAMA

SHELBY

County

Know All Men By These Presents,

BOOK 191 PAGE 279

That in consideration of Five Hundred Dollars and other good and valuable consideration

to the undersigned grantor Richard E. Ballentine and wife, Mary Alice Ballentine

in hand paid by David C. Huntley and Mary Deane Huntley

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 David C. Huntley and Mary Deane Huntley

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Begin at the northwest corner of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East, and run thence east along north boundary of said quarter-quarter section 880.38 feet to the point of beginning of a tract of land herein conveyed, said point being the northeast corner of Lot 4 of Calmont subdivision; thence continuing east in a straight line along the north boundary of said quarter-quarter section 150.00 feet; thence turning an angle of 90 degrees and 00 minutes to the right in a southerly direction 494.41 feet to the northwest boundary of a private drive; thence turning an angle of 19 degrees and 59 minutes to the right in a southwesterly direction along northwest boundary of said private drive 79.50 feet to the point of beginning of the arc of a curve turning to the right and having a radius of 20.00 feet, said arc being subtended by a central angle of 120 degrees and 01 minutes and having a chord 34.64 feet in length; thence along said arc of said curve which is the north boundary of private drive 41.89 feet to the point of intersection with the arc of another curve which is northeast boundary of Lakewood Drive, said arc having a radius of 180.00 feet and being subtended by a central angle of 34 degrees and 03 minutes and having a chord of 105.40 feet in length, said chord forming an angle of 43 degrees and 03 minutes to the right from last mentioned chord, having a length of 34.64 feet; thence along said arc of said curve 106.97 feet, said point being the southeast corner of Lot 4 of Calmont subdivision; thence turning an angle of 56 degrees 57 minutes, and 30 seconds to the right from last mentioned chord, having a length of 105.40 feet in northerly direction along east side of said Lot 4 to the point of beginning. Containing 1.886 acres, more or less.

Subject to power line easement of 30 feet in width and water & gas easement of 10 feet width, as shown by map recorded in Probate Office in Map Book Page , in Shelby County, Ala.

TO HAVE AND TO HOLD, unto the said David C. Huntley and Mary Deane Huntley

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.

As part of consideration, grantees agree that no dwelling house shall be erected upon said lot 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 same may be enjoined in any Court of competent jurisdiction.

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 seals

this day of

WITNESSES:

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

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 assigned to the foregoing conveyance, and who are know 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 27th

day of January, 1958

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 30 day of Jan, 1958, at 8 o'clock P.M.
and recorded in Book 191 Page 279 and the Mortgage Tax of
Deed Tax of \$50 has been paid.