

STATE OF ALABAMA
SHELBY COUNTY

6171
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventeen Hundred Fifty and no/100-----Dollars

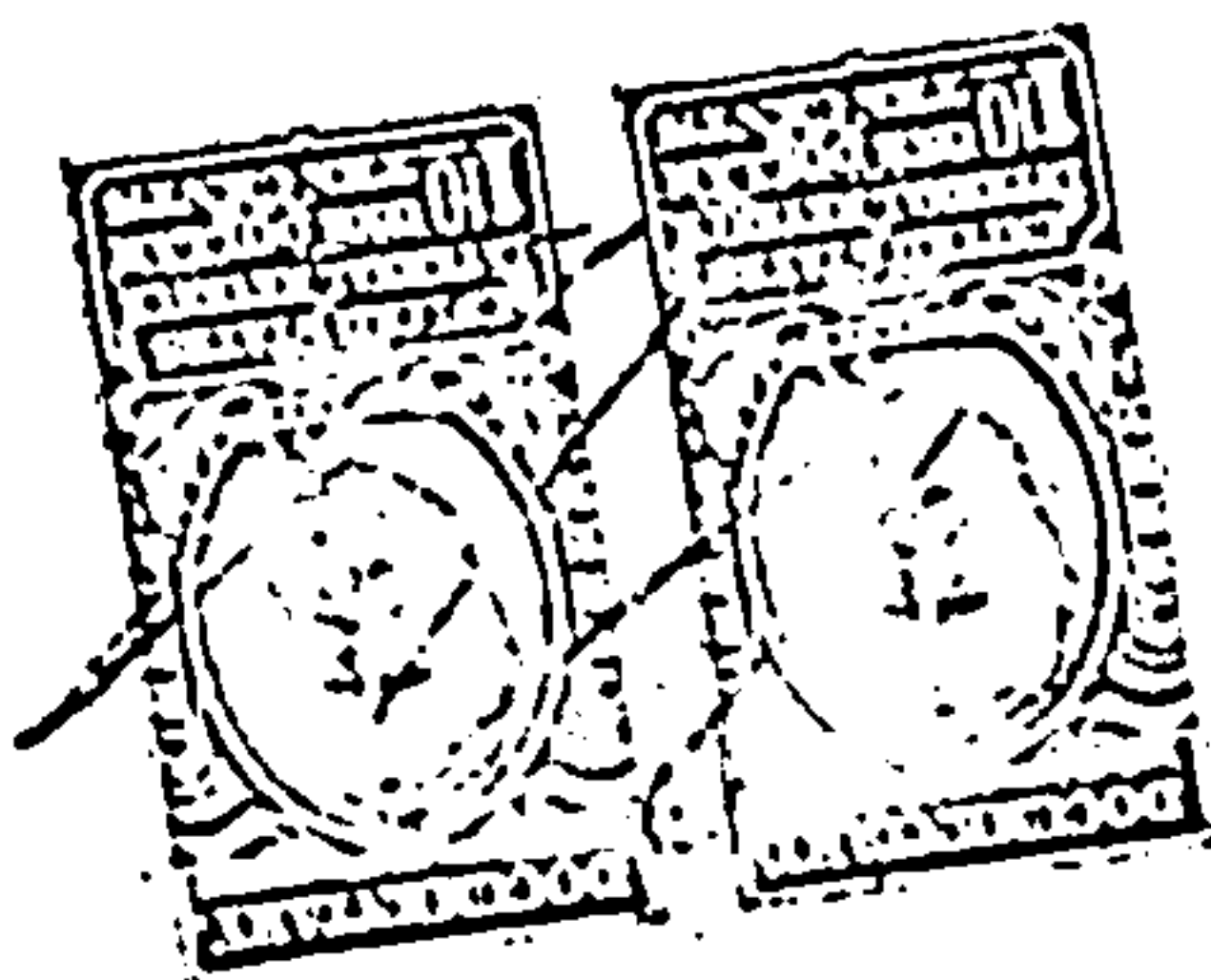
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Richard E. Ballentine and wife, Mary Alice Ballentine

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James H. Rhodes

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 8 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.

The grantee 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. 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 grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 6th day of August, 1964

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/24/64
RECORDED & \$4.47 TAX
& \$2.00 CELESTIAL TAX HAS BEEN
PD. ON THIS INSTRUMENT.
C. M. Parker
CLERK OF PROBATE

Richard E. Ballentine (SEAL)
Richard E. Ballentine

Mary Alice Ballentine (SEAL)
Mary Alice Ballentine

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

a Notary Public in and for said County.

I, Elsie L. Kendrick
in said State, hereby certify that

Richard E. Ballentine and wife, Mary Alice Ballentine

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 6th day of August, A.D. 1964

Elsie L. Kendrick
Notary Public

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