

This instrument was prepared by

(Name).....Karl C. Harrison.....

(Address).....Columbiana, Alabama.....

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and no. 100 ----- DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Richard E. Ballentine and wife, Maryalice Ballentine
(herein referred to as grantors) do grant, bargain, sell and convey unto

Barbara K. Ballentine Sinnott and John Thomas Sinnott IV
(herein 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 Shelby County, Alabama to-wit:

Lot 2 of Calmont Subdivision of SW 1/4 of NE 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.

Subject to the following restriction: "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 juris-
diction."

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 JUL 29 PM 2:56
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Candace M. ...
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
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 noted 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 GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set our hand(s) and seal(s), this 27th
day of July, 19 70.

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

Richard E. Ballentine (Seal)
Richard E. Ballentine

Maryalice Ballentine (Seal)
Maryalice Ballentine

.....(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, GRAY STROTHER, a Notary Public in and for said County, in said State,
hereby certify that Richard E. Ballentine and wife, Maryalice Ballentine

whose name S. R. C. 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 27 day of July, A. D., 19 70.

Gray Strotter
Notary Public.

My Commission Expires March 20, 1973