



8775
(GENERAL CONTRACT)

Approved by
Birmingham Board of Realtors
JUNE 19, 1974

american title insurance company

2025 FOURTH AVENUE NORTH

BIRMINGHAM, ALABAMA 35203

(205) 322-1846

Birmingham, Alabama May 10, 1977

The Undersigned Purchaser(s) Mr. F. Wang & wife Mrs. Ling Wang hereby agree to purchase and
The Undersigned Seller(s) Luther P. Robertson & William W. Robertson hereby agree to sell
the following described real estate, improvements, shrubbery, plantings, fixtures, and appurtenances, situated in Jefferson County,
Alabama, on the terms stated below:

Address Armstrong Estates off Hwy. 78 E., Leeds, Alabama

Legal Description: Lot See below Block Sector Survey See below

This is for 23 acres, more or less, EXCEPT for that portion taken by Alabama
Power Co. for a right-of-way = approx. 75' x 1320'.

The Purchase Price shall be \$ 23,000.00, payable as follows:

Earnest Money, receipt of which is hereby acknowledged by the agent Ellis \$ 1,000.00

Cash on closing this sale \$ 22,000.00

TOTAL PRICE \$ 23,000.00

This property is located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 23, Township 17 South
Range 1 East. Purchaser to furnish Survey, if he wants one. This property,
according to the Shelby Co. (Al.) Health Dept., cannot be used for a Subdivi-
sion or for building more than one house at a time without their approval.
Three good percolation tests that were made in the presense of a representa-
tive of the Shelby Co. (Al.) Health Dept. will be given to Purchasers.

The undersigned seller agrees to furnish the purchaser a standard form title insurance policy issued by a company qualified to insure
titles in Alabama, in the amount of the purchase price, insuring purchaser against loss on account of any defect or encumbrance in
the title, unless herein excepted, otherwise, the earnest money shall be refunded. In the event both owner's and mortgagee's title
policies are obtained at the time of closing, the total expense of procuring the two policies will be divided equally between the seller
and the purchaser.

Said property is sold and is to be conveyed subject to any mineral and mining rights not owned by the undersigned Seller and also
zoning ordinances pertaining to said property.

The taxes, insurance and accrued interest on the mortgages, if any, are to be prorated between the Seller and the Purchaser as of
the date of delivery of the deed, and any existing advance escrow deposits shall be credited to the Seller. The Seller will keep in force
sufficient fire, extended coverage, and vandalism insurance on the property, to protect all interests until this sale is closed and the
deed delivered.

The sale shall be closed and the deed delivered on or before 15 days from this date except that the Seller shall have
a reasonable length of time within which to perfect title or cure defects in the title to said property. Possession is to be given on deliv-
ery of deed, if the property is then vacant; otherwise possession shall be delivered: 5 days after delivery of the deed. The
Seller hereby authorizes CLYDE TURNER REALTY CO. to hold earnest money in trust for the Seller
pending the fulfillment of this contract.

In the event the Purchaser fails to carry out and perform the terms of this agreement the earnest money, as shown herein shall be
forfeited as liquidated damages at the option of the Seller, provided that the Seller agrees to the cancellation of this contract, and said
earnest money so forfeited shall be divided equally between the Seller and his Agent.

THE COMMISSION PAYABLE TO THE AGENT IN THIS SALE IS NOT SET BY THE BIRMINGHAM BOARD OF REALTORS, BUT IS
NEGOTIABLE BETWEEN THE SELLER AND THE AGENT, and in this contract, the seller agrees to pay

CLYDE TURNER REALTY CO. as their agents, a sales commission in the
amount of, As agreed for negotiating this sale.

The Seller agrees to convey said property to the Purchaser by Survivorship warranty deed free of all encumbrances, except
as hereinabove set out and Seller agrees that any encumbrances not herein excepted or assumed may be cleared at time of closing from
sales proceeds.

Unless excepted herein, Seller warrants that he has not received any notification from any governmental agency: of any pending
public improvements, or requiring any repairs, replacements, alterations to said premises that have not been satisfactorily made.

This contract states the entire agreement between the parties and merges in this agreement all statements, representa-
tions, and covenants heretofore made, and any other agreements not incorporated herein are void and of no force and effect,
and all warranties herein made shall survive the delivery of the above deed.

Witness to Purchaser's Signature STATE OF ALA. SHELBY CO.

I CERTIFY THIS

1977 MAY 18 AM 9:55

Witness to Seller's Signature

Thomas A. Snowden, Jr.

JUDGE OF PROBATE



19770518000047900 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/18/1977 12:00:00 AM FILED/CERT

Purchaser

Purchaser

Seller

Seller

Seller

Seller

LAW OFFICES
ODOM, ROBERTSON & THOMPSON (SEAL)

P. O. BOX 2605

620 NORTH 22ND STREET
BIRMINGHAM, ALABAMA 35202

Receipt is hereby acknowledged of the earnest money ☐ CASH ☒ CHECK

(Name) CLYDE TURNER REALTY CO.