

JEFFERSON TITLE CORPORATION  P.O. Box 10481 * Birmingham, AL 35201 * (205) 328-8020  Birmingham Area Board of REALTORS*, INC.  Birmingham, Alabama  The Undersigned Purchaser(s)  All Search Scher(s)  Birmingham, Alabama  The Undersigned Scher(s)  Dalled C. Leeker  Level Bakker  Leve
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Birmingham Area Board of REALTORS, INC.  Birmingham, Alabama 4//2  The Undersigned Purchaser(s) AMCS EARL MAKEN WE MAKEN  The Undersigned Seller(s) Dankin C LARKEY WINE BAKEN  Alabama, on the terms stated below:  Alabama, on the terms stated below:  Map Book Survey SEC MINChest  Alabama, on the terms stated below:  Map Book Page  The PURCHASE PRICE: shall be \$15000, payable as follows:  Earnest money, receipt of which is hereby acknowledged by the Agent 100.00  Cash on closing this sale.  DAN PORSONAL PROPAY WINE DE REMOVED FROM THE PREMISES  ON OR BEFORE MAY 15 1984.  ON OR BEFORE MAY 15 1984.  DE PRISA OF TOWARDS CLOSING COST INCING  FOR MASSER APPECS TO PAY ALL ORTHUR CLOSING COST INCING  THE INSURANCE: The Spiter safeet to fugurity the Purchaser's administration properties in policies of the purchaser income of the purchaser income of the purchaser income of the purchaser income of the spiter page of the purchaser income of the purchaser income of the spiter page of the purchaser income of the purchaser income of the spiter page of the purchaser in policies in the Spiter page of the property is policies with policies with property is spited and the Purchaser income of the spiter page of the purchaser in policies in the Spiter page of purchasers in the policies of the Spiter page of the purchaser in policies in the Spiter page of the purchaser in the policies of the Spiter page of the purchaser in the policies of the mort ages, if any, are to conveyed subject to any mineral and mining rights not owned by the undersigned Seller and subject to present zoning classification . The conveye
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The Undersigned Sciler(s) Address the following described real estate, together with all inforprovements, shrubbery, plantings, fixtures and appurtenances, situated in the City of Machine Ma
Address and legally described as Lot.  Block.  Map Book.  Page  1. THE PURCHASE PRICE: shall be \$ 15000.  payable as follows:  Earnest money, receipt of which is hereby acknowledged by the Agent.  Cash on closing this sale.  Cash on closing this sale.  ON OR BEFORE MAY 15 1984.  ON OR BEFORE MAY 15 1984.  ON OR BEFORE MAY 15 1984.  PIRCHASCR AGREES TO PAY 2500 TOWARDS Closing Cost Tuclus  FIRCHASCR AGREES TO PAY All ORTHER Closing Cost Tuclus  PIRCHASCR Agrees To PAY All ORTHER Closing Cost Tuclus  2. TITLE INSURANCE: The Order agreed to furnish the Europassif a handard form title insurface policy issued by a company qualified to inspreptively in the properties in the purchase policy in the properties of the control of closing, the cool of closing, the cool of closing the best of cost properties in the policy of the purchase policy inspired the funded and the funded and the funded and the funded of the funded of closing, the cool of closing the best of cost properties in the properties of the funded and the funded and the funded by the undersigned Seller and subject to present zoning classification.  PROPATIONS & HAZARD INSURANCE: The taxes, as determined on the date of closing, insurance and accrued interest on the mortgages, if any, are to the propagate shall be credited to the Seller. The
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be prorated between the seller and 1 divings and the property to protect all interests until this sale is closed and the good gentlered.
Seller will keep in force sufficient nazard distrance on the property.
4. CLOSING & POSSESSION DATES: The sale shall be closed and the deed delivered on or before
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delivery of the deed, if the property is then vacant, other was possessed
5. CONVEYANCE: The Seller agrees to convey said property to the Purchaser by
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THE REPORT OF THE ACENT IN THIS SALE IS NOT SET BY THE RIRMINGHAM AREA BOARD OF REMINED
6. THE COMMISSION PATABLE TO THE SELLER AND THE AGENT, and in this contract, the Seller agrees to pay
; as Agent, a sales commission in the amount
of the total purchase price for negotiating this sale.
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7. CONDITION OF PROPERTY: Seller agrees to deliver the heating, cooling, plumbing and electrical systems and any built in appliances in operable conditions of this contract are satisfied to a condition of this contract are satisfied to a condition of the responsibility of the Purchaser, at Purchaser's expense, to satisfy himself that all conditions of the responsibility of the Purchaser. THE ACENT tion of the time of closing. It shall be the responsibility of the property, as well as any aforementioned items and systems, are the responsibility of the Purchaser. THE ACENT tion of the time of closing. It shall be the responsibility of the property, as well as any aforementioned items and systems, are the responsibility of the Purchaser. THE ACENT
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B. SELLER WARRANTS that he has not received notification from any lawful authority regarding any assessments, pending public improvements and premises that have not been satisfactorily made. The Seller warrants that there is no unpaid indebtedness on the subject propression of the above deed.
YY erty except as described in this contract. These warmen
the Seller hereby authorizes the listing Agent, Cile to come out and perform the terms of the
9. EARNEST MONEY & PURCHASER'S DEFAULT: The Seller hereby authorizes the listing Agent, -to hold the carnest money in trust for the Seller pending the miniliment of this contract. In the Seller, provided the Seller agrees to the cancellation of this contract  Agreement the carnest money shall be forfeited as liquidated domages, at the option of the Seller, provided the Seller agrees to the cancellation of this contract  Agreement the carnest money shall be forfeited as liquidated domages, at the option of the Seller, provided the Seller agrees to the cancellation of this contract.
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By: \_\_\_\_\_\_ Quality Press

PROPERTY WILL Be Sold AS IS. Of Purchaser Agrees To forfeit EARNEST Money, if SAID Purchase does NOT Conform to the Terms set forth in This Coutract. Mitige Drew Inalel Co Lanky I CERTIFY THIS INSTRUMENT WAS FILED 1. Deed Tax \$ -2. Mtg. Tax 3. Recording Fee -1986 JUL 10 AM 8: 28 4. Indexing Fee = mitterne Com Some and a TOTAL JUDGE LE PRIBATE