

GENERAL CONTRACT
LAND TITLE COMPANY OF ALABAMA
317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 36203

PHONE 251-2871

Form approved by Birmingham Area Board of Realtors, Inc. July 1977

Birmingham June 8 1982

The Undersigned Purchaser(s) Lynn P. Edwards & Lynn D. Edwards hereby agree to purchase and
The Undersigned Seller(s) Robert L. Robinson Etal hereby agrees to sell

The following described Real Estate, together with all improvements, shrubbery, plantings, fixtures, and appurtenances, situated in Shelby
County, Alabama, on the terms stated below:

4.74 acres more or less as described by the survey of
Paragon engineers dated 1/15/82 which is attached hereto
and made a part hereof.

The Purchase Price shall be \$ 13,035.00 payable as follows:
Cash or Money, receipt of which is hereby acknowledged by the agent \$ 100.00
Cash on closing this sale \$ 2,935.00

Further terms and conditions are contained on Exhibit A
which is attached hereto and made a part hereof.

I, Larry L. Halcomb, Attorney, certify this document to be a true copy of
that certain contract dated June 8, 1982 and incorporated by reference in
that certain deed recorded in Book 341, page 501; Probate Office of Shelby
County, Alabama.

Larry L. Halcomb
Larry L. Halcomb, Attorney

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Any additional provisions set forth on the reverse side hereof, included by all parties, are hereby made a part of this contract.
The Seller agrees to furnish the purchaser a standard form title insurance policy issued by a company qualified to insure titles in
Alabama. The Seller shall be responsible for the cost of such title insurance policy. The Seller shall be responsible for the cost of any defect or encumbrance in the title, unless herein
stated otherwise. The Seller shall be responsible for the cost of any defect or encumbrance in the title, unless herein stated otherwise.
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N/A and being located in a flood plain.
The Seller shall be responsible for the cost of any defect or encumbrance in the title, unless herein stated otherwise.
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Donald Real Estate and Insurance Co., Inc.
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Chambers
The Seller shall be responsible for the cost of any defect or encumbrance in the title, unless herein stated otherwise.

10%
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General
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Jo Fish

Larry Halcomb

Lynn D. Edwards
SEAL

Lynn P. Edwards
SEAL

Robert L. Robinson Etal Agent
SEAL

SEAL

EXHIBIT A

The balance of the purchase price shall be paid by Purchaser executing and delivering to Seller a Purchase Money Mortgage and Note in the amount of \$10,000.00 at 14% simple interest, based upon a 5 year amortization. There shall be no prepayment penalty on the Mortgage and Note.

*Satisfied by
2/7/89
R.R.*

Seller shall have installed at Seller's expense, a one inch water line from Highway 280 running approximately 200 feet along the right-of-way through subject property.

*Satisfied by
2/7/89
R.R.*

It is understood and agreed between the Seller and Purchaser that there is currently a dispute concerning the West and South property lines of subject property. If in fact, the West boundary line and the ~~South boundary line~~ should be legally moved from it's present position, which may result in a loss of property to the Purchaser; then the Seller will reimburse the Purchaser on a prorata basis according to the purchase price paid for the property. In the event there is a Lawsuit, all Attorney Fees are to be paid by the Seller.

*Satisfied by
2/7/89
R.R.*

The sale of this property shall exclude the mineral and mining rights, oil and gas rights, and all other rights incidental there-to. Seller warrants that there are no leases of mineral rights of oil, gas, or all other rights incidental ~~there-to~~ at this time. *R.R. L.D.S. L.P.*

The sale of this land is subject to the existing right-of-way through subject property and recorded in the Probate Office in the Shelby County Courthouse, in Vol. 328 - Page 744.

Purchaser may place his Trailer on property up to two years if so desires.

*Satisfied
2/7/89
L.D.S. R.R.*

Seller will close this sale with no cost to Purchaser. *for attorney fees*

*Satisfied
2/7/89
L.P. R.R.*

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Lynn P. Edwards

J. Fink

BOOK PURCHASER

SELLER

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
89 FEB 14 AM 10:30

Thomas P. [unclear]
JUDGE OF PROBATE

RECORDING FEES

Recording Fee	\$ <u>500</u>
Index Fee	<u>100</u>
TOTAL	<u>600</u>