

GENERAL CONTRACT

LAND TITLE COMPANY OF ALABAMA

PHONE 251-2871

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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.

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.

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 boundry line and the South boundry 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.

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. theeto at was time. Rek LOS. Ifl

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.

Seller will close this sale with no cost to Purchaser. for allowing Jews Rek

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1 P. Edwards

89 FEB 14 AH 10: 30 JUDGE OF FROENTE

RECORDING FEES

Recording Fee

Index Fee

TOTAL