



1710

The undersigned Purchaser(s) ROY DANIEL & MARTHA LEE ACKER hereby agrees to purchase
and the undersigned Seller(s) WILLIAM J. ACTON CONSTRUCTION INC. hereby agrees to sell the
following described real estate, together with all improvements, shrubbery, plantings, fixtures and appurtenances (the "Property") situated in the
City of Birmingham County of Shelby Alabama, on the terms stated below:
Address 4136 Ashington Drive
and legally described as Lot 188 Block 6th Sector 1st Phase Survey Brook Highland
Map Book 14 Page 83 A & B

1. THE PURCHASE PRICE: shall be \$ 261,500.00 payable as follows:
Earnest Money, receipt of which is hereby acknowledged by the Agent BUICKER \$ 5,000.00
Balance of cash down payment due from Purchaser \$ 56,500.00
Loan Proceeds \$ 200,000.00
(a) This contract is contingent upon Purchaser obtaining approval of a CONVENTIONAL LOAN loan in the amount of
\$ 200,000 amortized over a period of 30 years at an interest rate not to exceed 9 1/2 %. Purchaser agrees to
immediately apply for said loan and make every reasonable effort to obtain approval.
(b) LOAN CLOSING COSTS AND PREPAID ITEMS: Loan Discount, a necessary for obtaining the required loan, not to exceed 1 %
of the amount of the approved loan, shall be paid by ☒ Seller ☐ Purchaser. All other loan closing costs and prepaid items are to be paid by the
Purchaser unless herein excepted.

(c) (1) VA LOAN: If VA financing is used, it is expressly agreed that, notwithstanding any other provisions of this Contract, Purchaser shall not
incur any penalty by forfeiture of earnest money or otherwise be obligated to complete the purchase of the Property described herein, if the Contract
purchase price or cost exceeds the reasonable value of the Property established by the Veterans Administration. Purchaser shall, however, have the
privilege and options of proceeding with the consummation of this Contract without regard to the amount of the reasonable value established by the
Veterans Administration.

(c) (2) FHA LOAN: If FHA financing is used, it is expressly agreed that, notwithstanding any other provisions of this Contract, Purchaser shall not
be obligated to complete the purchase of the Property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise
unless Seller has delivered to Purchaser a written statement issued by the Federal Housing Commissioner setting forth the appraised value of the
Property (excluding closing costs) of not less than \$ 261,500.00 which statement Seller hereby agrees to deliver to Purchaser promptly after
such appraised value statement is made available to Seller. Purchaser shall, however, have the privilege and option of proceeding with the consummation
of the Contract without regard to the amount of the appraised valuation made by the Federal Housing Commissioner. The appraised valuation is
arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the
value or the condition of the Property. Purchaser should satisfy himself/herself that the price and condition of the Property are acceptable.

Contract for House to be Built on lot #188 Brook Highland Subdivision
According to Plans & Specs
Contract is Subject to approved Pending Financing -
Builder to furnish 1 year Builders Warranty
Closing Cost of Title & Buyer Fee to be equally divided & not to
exceed \$1750 each.

2. AGENCY DISCLOSURE: The Listing Agency W. J. Acton Realty
represents the Seller (unless otherwise stated), and the Selling Agency
represents ☒ Seller ☐ Purchaser.
Seller's Initials WJA Purchaser's Initials RDG

3. CONDITION OF PROPERTY: NEITHER SELLER NOR ANY AGENT MAKES ANY REPRESENTATIONS OR WARRANTIES REGARDING THE
CONDITION OF THE PROPERTY EXCEPT TO THE EXTENT EXPRESSLY AND SPECIFICALLY SET FORTH HEREIN. Purchaser has the obligation
to determine, either personally or through or with a representative of Purchaser's choosing, any and all conditions of the Property material to Purchaser's
decision to buy the Property, including without limitation, the condition of the heating, cooling, plumbing and electrical systems and any built in appliances,
and the roof and the basement, including leaks therein; the size and area of the Property; construction materials, including floors, structural condition;
utility and sewer or septic tank availability and condition; subsurface conditions, potentially hazardous gases, including radon, and any matters affecting
the character of the neighborhood. In recognition of the foregoing, Purchaser and Seller agree that the following paragraphs selected from A-E below
shall govern this Contract with respect to the physical condition of the Property:

NOTE: ONLY THOSE SUBPARAGRAPHS 3A - 3E WHICH ARE INITIALED BY BOTH PARTIES SHALL APPLY TO THIS CONTRACT

A. (If A is selected, do not select B(1), B(2), C or D.) Seller shall not be required to make any repairs to the Property whatsoever under
this Contract. Purchaser accepts the Property in its present "as is" condition, including ordinary wear and tear to the closing date. However, if the Property
suffers material damage beyond ordinary wear and tear prior to the closing date, and Seller refuses to pay for any repairs reasonably required to restore
the property to a condition at least as good as previously existing, ordinary wear and tear excepted, Purchaser may proceed with the closing or cancel the
Contract and recover the earnest money by notifying Seller in writing of the cancellation within 72 hours of Purchaser's receipt of Seller's
notice of refusal to pay the excess; provided, that the notice of cancellation must in any event be received prior to closing.
Purchaser's Initials RDG
Seller's Initials WJA

B. (NOTE: Choose B(1) below if Purchaser does not require further inspections, or choose B(2) if further inspections are required,
but do not select both.)

B(1) Purchaser has inspected the Property and, without relying on any representation or warranty from Seller or Broker or any salesperson or
any printed or written description of the Property, accepts the Property in its present "as is" condition, including ordinary wear and tear to closing date,
subject only to any repairs required by the lending institution, and the following:

Seller's Initials WJA Purchaser's Initials RDG

B(2) Purchaser requires additional inspections of the Property. Within 7 calendar days after Seller's acceptance of this Contract,
Purchaser shall have the right, at Purchaser's expense and through licensed contractor(s) or other qualified professionals of Purchaser's choosing, to
inspect and investigate the Property. When such inspections or investigations reveal conditions unsatisfactory to Purchaser, Purchaser shall inform
Seller in writing of such unsatisfactory condition, and provide to Seller at no cost a copy of the Inspector's written report, all within 7 days
of this Contract. Seller shall notify Purchaser in writing within 7 days of receipt of notice of such unsatisfactory condition whether Seller will
correct the defect prior to closing. If Seller is unable or unwilling to correct the defect, Seller shall not be obligated to do so, but Purchaser shall
then have the option of cancelling this Contract by notifying Seller in writing within 7 hours of receipt of Seller's written refusal to correct
the defect, and the Earnest Money shall be returned to Purchaser. Purchaser's failure to notify Seller of any such defect or of Purchaser's election to
terminate the Contract, as herein provided, shall conclusively be considered approval of the Property as is and an election to proceed with the closing.
Purchaser's Initials RDG
Seller's Initials WJA

Seller agrees to deliver the heating, cooling, plumbing and electrical systems and any built in appliances in normal operating condition at
the time of closing; provided, it shall be the responsibility of Purchaser to inspect said systems and equipment prior to closing and notify Seller immediately
of any systems that are not in normal operating condition. Purchaser's failure to provide such notification prior to closing shall conclusively establish that
Seller has satisfied this covenant.
Purchaser's Initials RDG
Seller's Initials WJA

D. All repairs required of Seller under B(1) C [check the paragraph(s) to which the dollar ceiling applies] shall not exceed \$. If such repairs exceed the specified amount and Seller refuses to pay the excess, Purchaser may pay the additional cost or accept the Property with the limited repairs (or accept the specified ceiling amount at closing as a reduction of the purchase price), and this sale shall be closed as scheduled, or Purchaser may cancel this Contract by notifying Seller in writing of the cancellation within hours of Purchaser's receipt of Seller's notice of refusal to pay the excess.

Seller's initials

Purchaser's initials

E. PURCHASER REQUIRES A WALK-THROUGH INSPECTION IMMEDIATELY PRIOR TO CLOSING TO VERIFY THAT ANY REQUIRED REPAIRS HAVE BEEN PERFORMED AND THE PROPERTY IS OTHERWISE IN SUBSTANTIALLY THE SAME CONDITION AT CLOSING, ORDINARY WEAR AND TEAR EXCEPTED, AS WHEN INITIALLY ACCEPTED.

Seller's initials

Purchaser's initials

4. **EARNEST MONEY & PURCHASER'S DEFAULT:** Seller hereby authorizes the listing Agency, Buller William S. Acton Construction Co

SUBJECT TO FINANCING to hold the earnest money in trust for Seller pending the fulfillment of this Contract. In the event Purchaser fails to carry out and perform the terms of this Contract, the earnest money shall be forfeited as liquidated damages at the option of Seller, provided Seller agrees to the cancellation of this Contract. Said earnest money so forfeited shall be divided equally between Seller and Agent. In the event both Purchaser and Seller claim the earnest money, the person or firm holding the earnest money may interplead the disputed portion of the earnest money into court, and shall be entitled to reimbursement from the parties for court costs, attorney fees and other expenses relating to the interpleader.

5. **CONVEYANCE:** Seller agrees to convey the Property to Purchaser by General warranty deed (check here ☒ if Purchaser desires title as joint tenants with right of survivorship), free of all encumbrances except as permitted in this Contract. Seller and Purchaser agree that any encumbrances not herein excepted or assumed may be cleared at the time of closing from sales proceeds. THE PROPERTY IS SOLD AND IS TO BE CONVEYED SUBJECT TO ANY MINERAL AND MINING RIGHTS NOT OWNED BY SELLER AND SUBJECT TO PRESENT ZONING CLASSIFICATION, Res. AND IS ☐ IS NOT ☒ LOCATED IN A FLOOD PLAIN, AND, UNLESS OTHERWISE AGREED HEREIN, SUBJECT TO UTILITY EASEMENTS SERVING THE PROPERTY, RESIDENTIAL SUBDIVISION COVENANTS AND RESTRICTIONS, AND BUILDINGS LINES OF RECORD, PROVIDED THAT NONE OF THE FOREGOING MATERIALLY IMPAIR USE OF THE PROPERTY FOR RESIDENTIAL PURPOSES.

6. **TITLE INSURANCE:** Seller agrees to furnish Purchaser a standard form owner's title insurance policy at Seller's expense, 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, subject to exceptions herein, including paragraph 5 above; 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 Seller and Purchaser, even if the mortgagee is Seller.

7. **SURVEY:** Purchaser does ☒ does not ☐ (check one) require a survey by a registered Alabama land surveyor of Purchaser's choosing. Unless otherwise agreed herein, the survey shall be at Purchaser's expense.

8. **PRORATIONS:** Ad valorem taxes, as determined on the date of closing, insurance transferred, accrued interest on mortgages assumed, and fire district dues, if any, are to be prorated between Seller and Purchaser as of the date of delivery of the deed, and any existing advance escrow deposits shall be credited to Seller. UNLESS OTHERWISE AGREED HEREIN, ALL AD VALOREM TAXES EXCEPT MUNICIPAL ARE PRESUMED TO BE PAID IN ARREARS FOR PURPOSES OF PRORATION; MUNICIPAL TAXES, IF ANY, ARE PRESUMED TO BE PAID IN ADVANCE.

9. **CLOSING & POSSESSION DATES:** The sale shall be closed and the deed delivered on or before July 1, except Seller shall have a reasonable length of time within which to perfect title or cure defects in the title to the Property. Possession is to be given on delivery of the deed, if the Property is then vacant; otherwise, possession shall be delivered on , 19 , at (A.M.) (P.M.).

10. **DISCLAIMER:** Seller and Purchaser acknowledge that they have not relied upon advice or representations of Broker (or Broker's associated salespersons) relative to (i) the legal or tax consequences of this Contract and the sale, purchase or ownership of the Property, (ii) structural condition of the Property, including condition of the roof and basement; (iii) construction materials; (iv) the nature and operating condition of the electrical, heating, air conditioning, plumbing, water heating systems and appliances; (v) the availability of utilities or sewer service; (vi) the character of the neighborhood; (vii) the investment or resale value of the Property; or (viii) any other matters affecting their willingness to sell or purchase the Property on the terms and price herein set forth. Seller and Purchaser acknowledge that if such matters are of concern to them in the decision to sell or purchase the Property, they have sought and obtained independent advice relative thereto.

11. **SELLER WARRANTS** that Seller has not received notification from any lawful authority regarding any assessments, pending public improvements, repairs, replacement, or alterations to the Property that have not been satisfactorily made. Seller warrants that there is no unpaid indebtedness on the Property except as described in this Contract. These warranties shall survive the delivery of the deed.

12. **FIRE/SMOKE DETECTORS:** Purchaser shall satisfy himself that all applicable federal, state and local statutes, ordinances and regulations concerning fire/smoke detectors have been met. Upon closing or after taking possession of the Property, whichever occurs first, Purchaser shall be solely responsible for compliance with such laws, including the Alabama Department of Insurance (Fire Marshall Division) Regulation entitled "Requirements for Single Station Smoke Detectors in New and Existing Residential Occupancies."

13. **RISK OF LOSS:** Seller agrees to keep in force sufficient hazard insurance on the property to protect all interests until this sale is closed and the deed is delivered. If the Property is destroyed or materially damaged between the date hereof and the closing, and Seller is unable or unwilling to restore it to its previous condition prior to closing, Purchaser shall have the option of cancelling this Contract and receiving the Earnest Money back or accepting the Property in its then condition. If Purchaser elects to accept the Property in its damaged condition, any insurance proceeds otherwise payable to Seller by reason of such damage shall be applied to the balance of the purchase price or otherwise be payable to Purchaser.

14. **SELECTION OF ATTORNEY:** If they have agreed to share the fees of a closing attorney hereunder, the parties hereto acknowledge and agree that such sharing may involve a potential conflict of interest and they may be required to execute an affidavit at closing acknowledging their recognition and acceptance of same. Each of the parties further acknowledges that he has a right to be represented at all times in connection with this Contract and the closing by an attorney of his own choosing, at his own expense.

15. **ADDITIONAL PROVISIONS** set forth on the attached addendum(s) See Plans & Specs, and signed by all parties, are hereby made a part of this Contract.

16. **ENTIRE AGREEMENT.** This Contract constitutes the entire agreement between Purchaser and Seller regarding the Property, and supersedes all prior discussions, negotiations and agreements between Purchaser and Seller, whether oral or written. Neither Purchaser, Seller, nor Broker or any sales agent shall be bound by any understanding, agreement, promise, or representation concerning the Property, expressed or implied, not specified herein.

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF YOU DO NOT UNDERSTAND THE LEGAL EFFECT OF ANY PART OF THIS CONTRACT, SEEK LEGAL ADVICE BEFORE SIGNING.

William D. Acton
Witness to Purchaser's Signature(s)

Roy Daniel Acton
Purchaser (SEAL)

Debra Lee Acton
Purchaser (SEAL)

William D. Acton
Seller (SEAL)

Witness to Seller's Signature(s)

Seller (SEAL)

EARNEST MONEY: Receipt is hereby acknowledged of the earnest money as hereinabove set forth CASH ☒ CHECK
FIRM Acton Realty Co

COMMISSION: THE COMMISSION PAYABLE TO THE BROKER IN THIS SALE IS NOT SET BY THE BIRMINGHAM AREA BOARD OF REALTORS®, INC., BUT IN ALL CASES IS NEGOTIABLE BETWEEN THE BROKER AND THE CLIENT. In this contract, Seller agrees to pay Acton Realty Co as Agent, a commission in the amount of 3% of the total purchase price.

Seller (SEAL)

William D. Acton
Seller (SEAL)

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175
396 page
Book

(For accurate register of carbon copies, form may be separated along above fold.
Staple completed sheets together in original order.)

☒ Proposed Construction

☐ Under Construction

DESCRIPTION OF MATERIALS

No. _____

(To be inserted by FHA, VA or FmHA)

Property address 4136 ASHINGTON DRIVE City B'ham State AL 35242

Mortgagor or Sponsor _____

Contractor or Builder WILLIAM J. ACTON CONSTRUCTION, INC. 3153 BRADFORD PLACE B'ham AL 35242
(Name) (Address)
991-5009 A15 (Address) 991-3047-205

INSTRUCTIONS

1. For additional information on how this form is to be submitted, number of copies, etc., see the instructions applicable to the HUD Application for Mortgage Insurance, VA Request for Determination of Reasonable Value, or FmHA Property Information and Appraisal Report, as the case may be.

2. Describe all materials and equipment to be used, whether or not shown on the drawings, by marking an X in each appropriate check-box and entering the information called for each space. If space is inadequate, enter "See misc." and describe under item 27 or on an attached sheet. THE USE OF PAINT CONTAINING MORE THAN THE PERCENTAGE OF LEAD BY WEIGHT PERMITTED BY LAW IS PROHIBITED.

3. Work not specifically described or shown will not be considered unless required, then the minimum acceptable will be assumed. Work exceeding minimum requirements cannot be considered unless specifically described.

4. Include no alternates, "or equal" phrases, or contradictory items. (Consideration of a request for acceptance of substitute materials or equipment is not thereby precluded.)

5. Include signatures required at the end of this form.

6. The construction shall be completed in compliance with the related drawings and specifications, as amended during processing. The specifications include this Description of Materials and the applicable Minimum Property Standards.

1. EXCAVATION:

Bearing soil, type FIRM CLAY

2. FOUNDATIONS:

Footings: concrete mix 1-2 1/2-4 1/2; strength psi 3000

Reinforcing 2 - #5

Foundation wall: material concrete block

Reinforcing _____

Interior foundation wall: material concrete block

Party foundation wall _____

Columns: material and sizes 4" of steel, if basement

Piers: material and reinforcing concrete block

Girders: material and sizes #2 Y.P. (see plans)

Sills: material #2 Y.P.

Basement entrance arcaaway _____

Window arcaaways PLASTIC

Waterproofing 1/2" cem. - Hot asphalt - 400000000

Footing drains 4" concrete drain tile w/ slag

Termite protection SOIL POISONING

Basementless space: ground cover 6 MIL VISQ.; insulation _____; foundation vents 8" x 16" SCR. 135MT.

(SEE PLANS)

Special foundations _____

Additional information: VERIFY WITH BUILDER

3. CHIMNEYS: IF SHOWN ON PLANS

Material DMVIT; Prefabricated (make and size) SEE PLANS 42"

Flue lining: material _____; Heater flue size _____; Fireplace flue size _____

Vents (material and size): gas or oil heater _____; water heater _____

Additional information: VERIFY WITH BUILDER Marble Hearth / GAS STARTER

4. FIREPLACES:

Type: ☐ solid fuel; ☐ gas-burning; ☐ circulator (make and size) _____; Ash dump and clean-out _____

Fireplace: facing _____; lining _____; hearth MARBLE OR BRICK; mantel WOOD

Additional information: VERIFY WITH BUILDER

5. EXTERIOR WALLS:

Wood frame: wood grade, and species #1 KD STUDS

☒ Corner bracing. Building paper or felt 15# FELT

Sheathing CELOTEX; thickness 1/2"; width _____; ☐ solid; ☐ spaced _____" o. c.; ☐ diagonal:

Siding _____; grade _____; type _____; size _____; exposure _____; fastening _____

Shingles _____; grade _____; type _____; size _____; exposure _____; fastening _____

Stucco _____; thickness _____; Lath _____; weight _____ lb.

Masonry veneer BROOK DMVIT Sills BROOK DMVIT Lintels BROOK DMVIT Base flashing G.I.

Masonry: ☐ solid ☐ faced ☒ stuccoed; total-wall thickness _____; facing thickness _____; facing material _____

Backup material _____; thickness _____; bonding _____

Door sills ALUM.

Window sills WOOD

Lintels WOOD

Base flashing 4 MIL VISQ.

Interior surfaces: dampproofing, _____ coats of _____; furring _____

Additional information: VERIFY WITH BUILDER

Exterior painting: material LATEX; number of coats 2

Gable wall construction: ☒ same as main walls; ☐ other construction _____

6. FLOOR FRAMING:

Joists: wood, grade, and species #2 Y.P.; other _____; bridging 2X-SOLID; anchors 1/2" 72" O.C.

Concrete slab: ☒ basement floor; ☐ first floor; ☒ ground supported; ☐ self-supporting; mix 1-5; thickness 4"

reinforcing 6#6-110 fiber in concrete; insulation _____; membrane 6 MIL VISQ.

Fill under slab: material SLAG; thickness 4". Additional information: VERIFY WITH BUILDER

7. SUBFLOORING: (Describe underflooring for special floors under item 21.)

Material: grade and species _____; size 3/4" T&G PLYWOOD; type C.D.

Laid: ☒ first floor; ☐ second floor; ☐ attic _____; sq. ft. ☐ diagonal; ☐ right angles. Additional information: VERIFY WITH BUILDER

8. FINISH FLOORING: (Wood only. Describe other finish flooring under item 21.)

LOCATION	ROOMS	GRADE	SPECIES	THICKNESS	WIDTH	BLDG. PAPER	FINISH
First floor	LY. DM. FLOOR DAN POINT SELECT		OAK			<input checked="" type="checkbox"/>	Polyurethane
Second floor	BRICK STEPS						
Attic floor	OAK CAPS ON STAIRS TO BASEMENT / Carpet center						

Additional information: VERIFY WITH BUILDER

DESCRIPTION OF MATERIALS

9. PARTITION FRAMING:

Studs: wood, grade, and species #2 Y.P. size and spacing 2"x4" - 16" O.C. Other _____
Additional information: VERIFY WITH BUILDER

10. CEILING FRAMING:

Joists: wood, grade, and species #2 Y.P. Other 2" x 6" - 16" O.C. Bridging _____
Additional information: VERIFY WITH BUILDER

11. ROOF FRAMING:

Rafters: wood, grade, and species #2 Y.P. Roof trusses (see detail): grade and species OPTIONAL
Additional information: VERIFY WITH BUILDER

12. ROOFING:

Sheathing: wood, grade, and species 1/2" C.D.X PLYWOOD; ☒ solid; ☐ spaced _____" o.c.
Roofing ASPH/FLT; grade 20yr; size 12x36; type 3-1
Underlay 15# FELT; weight or thickness 15#; size 3x; fastening G.I. NAILS
Built-up roofing _____; number of plies _____; surfacing material _____
Flashing: material G.I.; gage or weight _____; ☐ gravel stops; ☐ snow guards
Additional information: VERIFY WITH BUILDER

13. GUTTERS AND DOWNSPOUTS: "OPTIONAL"

Gutters: material 6" Prefinish ALUM gage or weight 26; size 4"; shape _____
Downspouts: material 1 1/2" ALUM; gage or weight 26; size 3x5; shape RECT.; number 6
Downspouts connected to: ☐ Storm sewer; ☐ sanitary sewer; ☐ dry-well. ☒ Splash blocks: material and size 4" CONC. 16"x30"
Additional information: VERIFY WITH BUILDER

14. LATH AND PLASTER

Lath ☐ walls, ☐ ceilings: material _____; weight or thickness _____ Plaster: coats _____; finish _____
Dry-wall ☒ walls, ☒ ceilings: material GYP. BOARD; thickness 1/2"; finish SMOOTH
Joint treatment TAPE - SAND - SEAL (VERIFY WITH BUILDER)

15. DECORATING: (Paint, wallpaper, etc.)

Rooms	WALL FINISH MATERIAL AND APPLICATION	CEILING FINISH MATERIAL AND APPLICATION
Kitchen	PRIME & ONE COAT <u>R.B. WAUPAPER</u>	<u>SMOOTH STIPPLE FINISH</u>
Bath	PRIME & ONE COAT <u>R.B. WAUPAPER</u>	<u>" STIPPLE FINISH</u>
Other	PRIME & ONE COAT LATEX	<u>" STIPPLE FINISH</u>
	<u>WALLPAPER - OPTIONAL</u>	

Additional information: VERIFY WITH BUILDER

16. INTERIOR DOORS AND TRIM:

Doors: type 6 PANEL; material MASONITE; thickness 1 3/8"
Door trim: type STOCK; material WOOD Base: type 6" DETAIL; material WOOD; size _____
Finish: doors PAINT; trim PAINT - TWO COATS ENAMEL
Other trim (item, type and location) _____
Additional information: VERIFY WITH BUILDER

17. WINDOWS:

Windows: type Double Hung; make Huttig or equiv.; material WOOD (SEE PLANS); sash thickness 1 3/8"
Glass: grade SSB; ☐ sash weights; ☒ balances, type _____; head flashing POLY
Trim: type DETAIL; material WOOD Paint SEMI - GLOSS; number coats 2
Weatherstripping: type MET. INTERLOCKING; material _____; Storm sash, number _____
Screens: ☒ full; ☐ half; type _____; number _____; screen cloth material _____
Basement windows: type Double Hung; material WOOD; screens, number _____; Storm sash, number _____
Special windows See plans
Additional information: VERIFY WITH BUILDER Double pane (insulated)

ENTRANCES AND EXTERIOR DETAIL: STEEL IS OPTIONAL - VERIFY WITH BUILDER

Main entrance door: material WOOD; width 3'; thickness 1 3/4" Frame: material WOOD; thickness 5/4"
Other entrance doors: material WOOD; width 32"; thickness 1 3/4" Frame: material WOOD; thickness 5/4"
Head flashing POLY Weatherstripping: type INTERLOCK VINYL; saddles ALUM
Screen doors: thickness _____; number _____; screen cloth material _____ Storm doors: thickness _____; number _____
Combination storm and screen doors: thickness _____; number _____; screen cloth material _____
Shutters: ☐ hinged; ☐ fixed. Railings _____, Attic louvers _____
Exterior millwork: grade and species FIR Paint WHITE OR EQUIV.; number coats 2
Additional information: VERIFY WITH BUILDER See Attached Specs - front Door ALLOWANCE \$5000

19. CABINETS AND INTERIOR DETAIL:

Kitchen cabinets, wall units: material BIRCH PLYWOOD ALLOWANCE \$5000; lineal feet of shelves see plans; shelf width _____
Base units: material BIRCH PLYWOOD; counter top _____; edging _____
Back and end splash _____ Finish of cabinets _____; number coats _____
Medicine cabinets: make _____; model _____
Other cabinets and built-in furniture _____
Additional information: VERIFY WITH BUILDER

20. STAIRS: SEE PLANS

STAIR	Treads		Risers		Strings		Handrail		Balusters	
	Material	Thickness	Material	Thickness	Material	Size	Material	Size	Material	Size
Basement	#2 Y.P.	1 1/2"	#2 Y.P.	1 1/2"	Y.P.	2 x 12	CFIR	2 x 2	Y.P.	2 x 3
Main	OAK						OAK		Pop.	
Attic										

Disappearing: make and model number OPTIONAL

Additional information: VERIFY WITH BUILDER

21. SPECIAL FLOORING AND WAINSCOT: (Describe Carpet as Certified Products Directory)

	LOCATION	MATERIAL, COLOR, BORDER, SIZE, GAGE, ETC.	THRESHOLD MATERIAL	WALL BASE MATERIAL	UNDERFLOOR MATERIAL
FLOORS	Kitchen	<u>VINYL Mexican Tile - Kit-utility room</u>	<u>ALUM</u>	<u>WOOD 3/4" x 4"</u>	<u>PARQUET</u>
	Bath	<u>CERAMIC TILE</u>	<u>SAME</u>	<u>SAME 3/4" x 4"</u>	<u>PARQUET</u>
		<u>VINYL TILE IS OPTIONAL</u>			
	LOCATION	MATERIAL, COLOR, BORDER, CAP. SIZE, GAGE, ETC.	HEIGHT	HEIGHT OVER TUB	HEIGHT IN SHOWERS (FROM FLOOR)
WAINSCOT	Bath	<u>CERAMIC TILE AT THE TUB RECESS</u>	<u>6"</u>	<u>6"</u>	
		<u>FIBERGLASS TUB IS OPTIONAL</u>			

Bathroom accessories: ☒ Recessed; material ; number 6; ☐ Attached; material ; number
 Additional information: VERIFY WITH BUILDER

22. PLUMBING: VERIFY WITH BUILDER

FIXTURE	NUMBER	LOCATION	MAKE	MFR'S FIXTURE IDENTIFICATION NO.	SIZE	COLOR
Sink	<u>1</u>	<u>KIT.</u>	<u>DOUBLE</u>			
Lavatory	<u>5</u>	<u>VARIOUS</u>	<u>CULTURED MARBLE</u>	<u>✓</u>		
Water closet	<u>5</u>	<u>VARIOUS</u>	<u>ELBOR-ELONGATED</u>	<u>✓</u>		
Bathub	<u>2</u>	<u>UPSTAIRS</u>	<u>CAST IRON</u>	<u>✓</u>		
Shower over tub	<u>2</u>	<u>UPSTAIRS</u>		<u>✓</u>		
Stall shower	<u>2</u>	<u>MASTER 1 UPSTAIRS</u>	<u>C-TILE</u>	<u>✓</u>		
Laundry trays	<u>1</u>					
W.P. BATH TUB	<u>1</u>	<u>MASTER</u>	<u>CULTURED MARBLE</u>	<u>✓</u>		
LAVATORY	<u>2</u>	<u>POWELL-ELBOR-CULTURED MARBLE</u>	<u>P-d-57A</u>	<u>✓</u>		

☒ Curtain rod ☐ Door ☒ Shower pan: material
 Water supply: ☒ public; ☐ community system; ☐ individual (private) system.★
 Sewage disposal: ☒ public; ☐ community system; ☐ individual (private) system.★
 ★Show and describe individual system in complete detail in separate drawings and specifications according to requirements.
 House drain (inside): ☒ cast iron; ☐ tile; ☐ other PVC House sewer (outside): ☐ cast iron; ☒ tile; ☐ other PVC
 Water piping: ☒ galvanized steel; ☒ copper tubing; ☐ other Sill cocks, number 2
 Domestic water heater: type NATL GAS; make and model ; heating capacity 40 GAL (2)
 gph. 100° rise. Storage tank: material ; capacity gallons.
 Gas service: ☐ utility company; ☐ liq. pet. gas; ☐ other Gas piping: ☐ cooking; ☐ house heating.
 Footing drains connected to: ☐ storm sewer; ☐ sanitary sewer; ☐ dry well. Sump pump; make and model
 ; capacity ; discharges into

23. HEATING: VERIFY WITH BUILDER

☐ Hot water. ☐ Steam. ☐ Vapor. ☐ One-pipe system. ☐ Two-pipe system.
☐ Radiators. ☐ Convectors. ☐ Baseboard radiation. Make and model
 Radiant panel: ☐ floor; ☐ wall; ☐ ceiling. Panel coil: material
☐ Circulator. ☐ Return pump. Make and model ; capacity gpm.
 Boiler: make and model Output Btu/h.; net rating Btu/h.
 Additional information:
 Warm air: ☐ Gravity. ☒ Forced. Type of system NATURAL GAS
 Duct material: supply EG; return EG Insulation EG, thickness 1" ☐ Outside air intake.
 Furnace: make and model CARRIER Input Btu/h.; output Btu/h.
 Additional information: UPSTAIRS CARRIER
☐ Space heater; ☐ floor furnace; ☐ wall heater. Input Btu/h.; output Btu/h.; number units
 Make, model Additional information:
 Controls: make and types
 Additional information:
 Fuel: ☐ Coal; ☐ oil; ☐ gas; ☐ liq. pet. gas; ☐ electric; ☐ other ; storage capacity
 Additional information:
 Firing equipment furnished separately: ☐ Gas burner, conversion type. ☐ Stoker: hopper feed ☐ bin feed ☐
 Oil burner: ☐ pressure atomizing; ☐ vaporizing
 Make and model Control
 Additional information:
 Electric heating system: type Input watts; @ volts; output Btu/h.
 Additional information:
 Ventilating equipment: attic fan make and model ; capacity cfm.
 exhaust fan, make and model
 Other heating, ventilating, or cooling equipment AIR COND. DOWNSTAIRS 3 1/2 TON CARRIER SEER-10
UPSTAIRS 1 1/2 TON CARRIER SEER-10

24. ELECTRIC WIRING: VERIFY WITH BUILDER

Service: ☐ overhead; ☐ underground. Panel: ☐ fuse box; ☒ circuit-breaker; make AMP's 200 No. circuits 10 +
 Wiring: ☐ conduit; ☐ armored cable; ☒ nonmetallic cable; ☐ knob and tube; ☐ other
 Special outlets: ☒ range; ☐ water heater; ☒ other 220V DRYER
☒ Doorbell. ☒ Chimes. Push-button locations FRONT DOOR Additional information: AIR COND.
VERIFY WITH BUILDER PVC WIRE TELEPHONE DEN. KIT. ADJMS, PLAYROOM & OFFICE.
PVC WIRE CABLE TV. DEN. & BSRM. PLAYROOM

25. LIGHTING FIXTURES:

Total number of fixtures see plans Total allowance for fixtures, typical installation, \$ 2,500.00 1000 LUMENS & RECESSED CANS
 Nontypical installation GIVEN BY ELECTRICIAN
 Additional information: VERIFY WITH BUILDER CEILING LUMENS ADJMS, DEN, PLAYROOM SCREEN FRANK & OFFICE

DESCRIPTION OF MATERIALS

26. INSULATION: VERIFY WITH BUILDER

LOCATION	THICKNESS	MATERIAL, TYPE, AND METHOD OF INSTALLATION	VAPOR BARRIER
Roof			
Ceiling	R-30	FIBERGLASS - BLOWN IN	
Wall	R-11-3 1/2"	FIBERGLASS BATT	
Floor			

27. MISCELLANEOUS: (Describe any main dwelling materials, equipment, or construction items not shown elsewhere, or use to provide additional information where the space provided was inadequate. Always reference by item number to correspond to numbering used on this form.)

CARPET - 15' yard installed - MASTER BATH - C. Tile - 600/14
 WALLPAPER - 12/12000 MATRIEVE - APPLIANCES - 2400⁰⁰
 PAINTING - 4 - INTERIOR COLORS - LIGHTING FIXTURES - 2500⁰⁰
 COPY - MARBLIZED - 500⁰⁰ ALLOWANCE - SKYLIGHT - 600⁰⁰
 HARDWARE - 600⁰⁰
 SHELVING & TOILET ACC. - 450⁰⁰
 CABINETS - 8500⁰⁰ TWO DESK & VANITIES
 HARDWARE - 400/14 - INSTALLED & FINISHED
 FRONT DOOR - 6500⁰⁰ SIDE WINDOWS - 1600⁰⁰
 HARDWARE: (make, material, and finish.) VERIFY WITH BUILDER HWIR SET

SPECIAL EQUIPMENT: (State material or make, model and quantity. Include only equipment and appliances which are acceptable by local law, custom and applicable FHA standards. Do not include items which, by established custom, are supplied by occupant and removed when he vacates premises or chattles prohibited by law from becoming realty.)

VERIFY WITH BUILDER
 (1) Double oven - WHIRLPOOL
 (1) S.W. WHIRLPOOL
 (1) Dishwasher - WHIRLPOOL ALLOWANCE - 2400⁰⁰
 (1) DISPOSAL -
 (1) ICE MAKER
 (1) 10' Ceiling 1st floor - 9' Ceiling 2nd floor
 (1) Mexican Tile - Kit & Laundry Room
 (1) LAUNDRY CHUTE
 (1) CENTRAL VAC & SECURITY
 (1) RUSH IN ONLY
 (1) INTERCOM - 800⁰⁰
 (1) Extra Fixtures Powder
 (1) Room & Master Bath
 (1) EXTRA Molding LK/DR DOOR
 AIRG

PORCHES: SEE PLANS PATIO UNDER DECK

TERRACES: SEE PLANS

GARAGES: SEE PLANS INCLUDES - 2 - AUTO DOOR OPENERS -

1. Deed Tax	
2. Mig. Tax	
3. Recording Fee	15.00
4. Indexing Fee	3.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	20.00

WALKS AND DRIVEWAYS: VERIFY WITH BUILDER CLAY - 4"
 Driveway: width 10'-12'; base material ~~CONCRETE~~; thickness 4"; surfacing material CONCRETE; thickness 4"
 Front walk: width 4'; material CONCRETE; thickness 4". Service walk: width; material; thickness
 Steps: material; treads; risers. Check walls STATE OF ALA. SHELBY C.

OTHER ONSITE IMPROVEMENTS: (Specify all exterior onsite improvements not described elsewhere, including items such as unusual grading, drainage structures, retaining walls, fence, railings, and accessory structures.)

SPRINKLER SYSTEM - FRONT YARD - MANUAL -
 FRONT STAIR ROCK

I CERTIFY THIS INSTRUMENT WAS FILED
 92 MAR 20 AM 10:07
 JUDGE OF PROBATE

LANDSCAPING, PLANTING, AND FINISH GRADING: VERIFY WITH BUILDER

Topsoil 4" thick: ☒ front yard; ☒ side yards; ☒ rear yard to 25' 10' feet behind main building.
 Lawns (seeded, sodded, or sprigged): ☒ front yard FULL; ☒ side yards FULL; ☒ rear yard 25' 10'
 Planting: ☐ as specified and shown on drawings; ☒ as follows:
 Shade trees, deciduous, " caliper.
 Low flowering trees, deciduous, 1' to 2'
 High-growing shrubs, deciduous, 2' to 4'
 Medium-growing shrubs, deciduous, 2' to 3'
 Low-growing shrubs, deciduous, 1' to 2'
 Evergreen trees, " to " B & B.
 Evergreen shrubs, " to " B & B.
 Vines, 2-year
 ALLOWANCE - 2500⁰⁰

IDENTIFICATION.—This exhibit shall be identified by the signature of the builder, or sponsor, and/or the proposed mortgagor if the latter is known at the time of application.

Date 3-4-92 Signature Danny Cohen

Signature William J. Carter President

DESCRIPTION OF MATERIALS