



1-1-18

This Form Furnished by

Lawyers Title Insurance Corporation

Birmingham, Alabama January 10, 1997

The undersigned Purchaser(s) Robert C. Barnett, his assignees, nominees and assigns hereby agrees to purchase
and the undersigned Seller(s) ROY E. Payne, Jr. 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 _____ County of Shelby, Alabama, on the terms stated below:
Address _____
and legally described as Lot _____ Block _____ Survey _____
Lot 74 SouthLake, Shelby County as set out in Exhibit A attached hereto
Map Book _____ Page 8

1. THE PURCHASE PRICE: shall be \$ 72,000.00 per AC payable as follows:
Earnest Money, receipt of which is hereby acknowledged by the XXXX Seller per AC \$ 500.00
Cash on closing this sale per AC \$ 64,500.00

This contract is contingent upon the Purchaser ascertaining and determining
and negotiating with the original Grantor of this property concerning the right
to construct a residence for the Grantee as contained in the covenants running
with the land. This contract is further contingent upon the Purchaser determining
that there is no rocks or impediments that would drastically increase cost of
construction on said property. This contract is further contingent upon the
Purchaser examining all of the documents executed between the Seller herein and
his Grantor concerning the repurchase of the property pursuant to paragraph 14
of the covenants contained in the Deed whereby the Seller acquired his title to
the property. This contract is further contingent upon the Purchaser removing
the following conditions with the Seller's original Grantor (and simultaneously
enters into a construction contract with the Grantor). The Purchaser shall have
60 days from the date of the last signature on this document to inquire into
said contingencies. The Purchaser in his sole discretion shall have the right to
void this contract solely within his discretion in the event he is not satisfied
that the contingencies have been met.

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SHELBY COUNTY JUDGE OF PROBATE
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2. EARNEST MONEY & PURCHASER'S DEFAULT: Seller hereby authorizes the listing Agency, shall
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 his Agent.
3. CONVEYANCE: Seller agrees to convey the Property to Purchaser by General Warranty Deed (check here ☐ if
Purchasers desire 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, Residential, 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.
4. 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 8 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.
5. 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.
6. 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.
7. CLOSING & POSSESSION DATES: The sale shall be closed and the deed delivered on or before 90 days, 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.).

Seller's initials _____

Page 1 of 2

Purchaser's initials _____

8. **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; and any matters affecting the character of the neighborhood. In recognition of the foregoing, Purchaser and Seller agree as follows with respect to the physical condition of the Property:

(NOTE: Choose (a) (1) below if Purchaser does not require further inspections, or choose (a) (2) if further inspections are required.)

(a) (1) _____ Purchaser has inspected the Property and, without relying on any representation or warranty from Seller or Broker or any salesperson or on any printed or written description of the Property, accepts the Property in its present "as is" condition, subject only to the following: _____

(a) (2) _____ Purchaser requires additional inspections of the Property. Within _____ 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 written report of the inspector, all within _____ days of Seller's acceptance of this Contract. Seller shall notify Purchaser in writing within _____ 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, Purchaser may cancel this Contract by notifying Seller in writing within _____ hours of receipt of Seller's written refusal to correct the defect, and the Earnest Money shall be returned to Buyer. Purchaser's failure to notify Seller of any such defects 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.

(b) 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 to 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.

(c) All repairs required of Seller by this Contract 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 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.

9. **DISCLAIMER:** Seller and Purchaser acknowledge that they have not relied upon advice or representations of Broker (or Broker's associated salesperson) relative to (i) the legal or tax consequences of this Contract and the sale, purchase or ownership of the Property, (ii) the 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.

10. **SELLER WARRANTIES** 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.

11. **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."

12. **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.

13. **SELECTION OF ATTORNEY.** The parties hereto acknowledge and agree that, if they have agreed to share the fees of a closing attorney hereunder, such fee 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.

14. **ADDITIONAL PROVISIONS** set forth on the attached addendum(s) None, and signed by all parties, are hereby made a part of this Contract.

15. **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.

Witness to Purchaser's Signature(s)

[Signature]
Purchaser [SEAL]
[Signature] 2/10/97 KEN
Purchaser [SEAL]

[Signature]
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 _____

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 _____ as Agent, a commission in the amount of _____ of the total purchase price.

Seller [SEAL] Seller [SEAL]

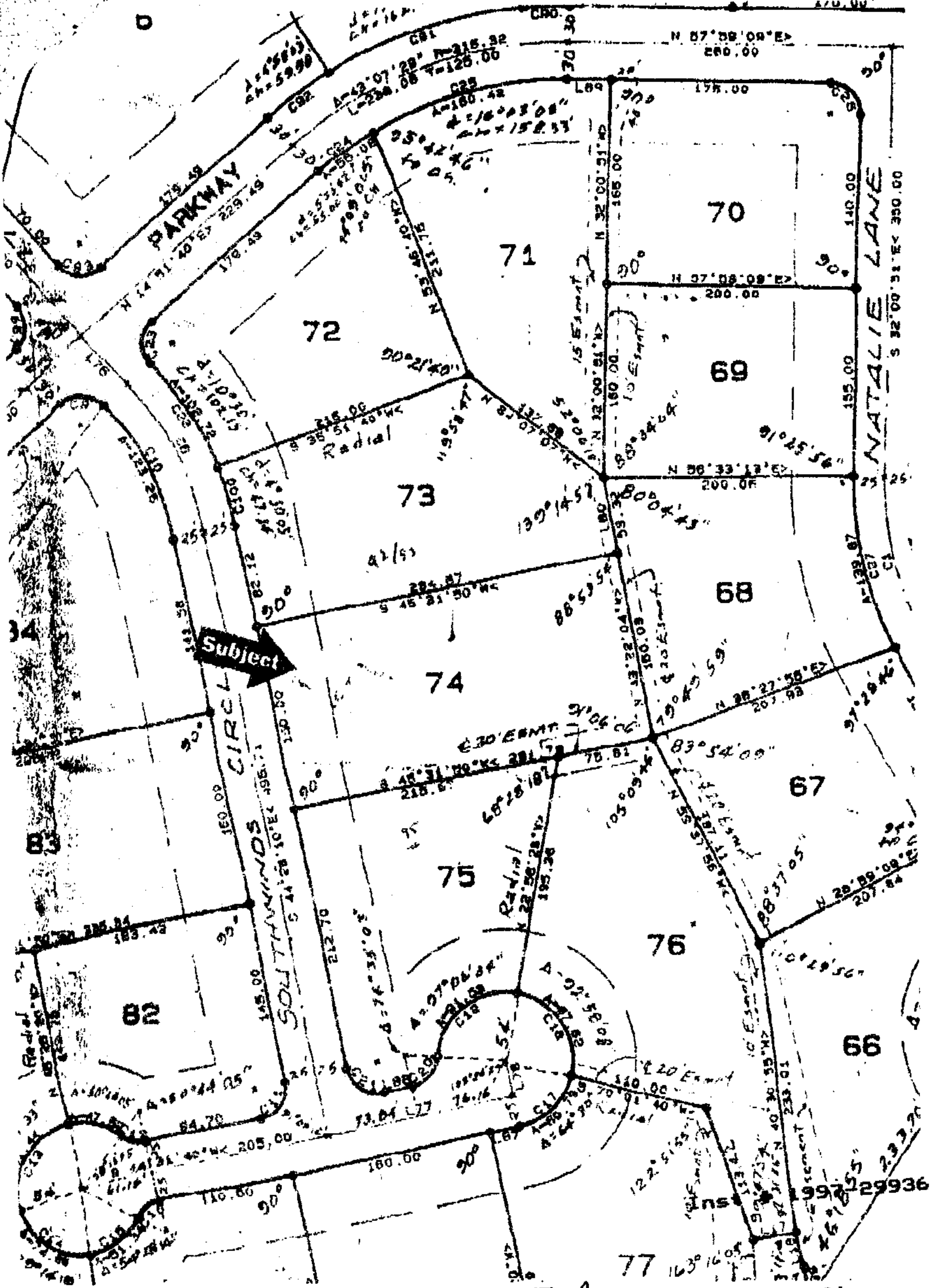


EXHIBIT A

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COUNTY JUDGE OF PROBATE