

## **AFFIDAVIT AND MEMORANDUM OF AGREEMENT CONCERNING REAL ESTATE**

**STATE OF ALABAMA  
COUNTY OF Shelby**

**AN AFFIDAVIT AND MEMORANDUM OF AGREEMENT CONCERNING REAL ESTATE** has been made and entered into this 21 day of March, 2020, between Madhusudhana Yaparla and Radha Jayamangalam as party of the first part, hereinafter referred to as "SELLER", and Elite Concepts, LLC as the party of the second part, hereinafter referred to as "BUYER" (the words SELLER and BUYER to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH THAT:** SELLER, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby sell, convey and transfer unto said BUYER, a Purchase and Sale Agreement for the Sale and Purchase of the real property which is described as follows: Lot 27, according to the Map of Silver Creek, Sector II, Phase II, as recorded in Map Book 31, Page 95, in the Office of the Judge of Probate of Shelby County, Alabama.

### **THIS AGREEMENT PROHIBITS ADDITIONAL INDEBTEDNESS**

The closing of the sale and purchase of said real property is to take place pursuant to the terms of the Agreement(s) entered into of even date herewith. Any interested party may contact:

Elite Concepts, LLC whose mailing address is PO Box 1094 Pelham AL 35124 and whose telephone number is (888) 576-6236 x 114.

Should said Purchase and Sale Agreement fail to close for any reason and should Seller elect not to pursue specific performance under the terms of said Agreement(s), this Memorandum shall be released upon the repayment to Buyer of any funds expended by Buyer in order to pay any underlying indebtedness, taxes, assessments, appraisals, inspections or any other expenses which may have been due from Seller.

Seller gives Buyer first right of offer for property at 248 Silver Creek Pkwy Alabaster AL 35007.

Seller acknowledges that if an agreement with a third party was entered into and said third party defaults on said agreement that Buyer shall have the following rights.

Buyer may take over the price and or terms of said agreement with seller where third party left off.

Buyer can make new offer to Seller.


Buyer can withdraw from this agreement.

**SIGNATURE PAGE ATTACHED**

SIGNATURE PAGE

IN WITNESS WHEREOF, the parties hereto have signed and sealed this memorandum, the day and year first above written.

Signed, sealed, and delivered in the presence of:

  
Seller: Madhusudhana Yaparla

  
Seller: Radha Jayamangalam

By: \_\_\_\_\_

Witness: \_\_\_\_\_

Buyer: a member of Elite Concepts, LLC

STATE OF ALABAMA

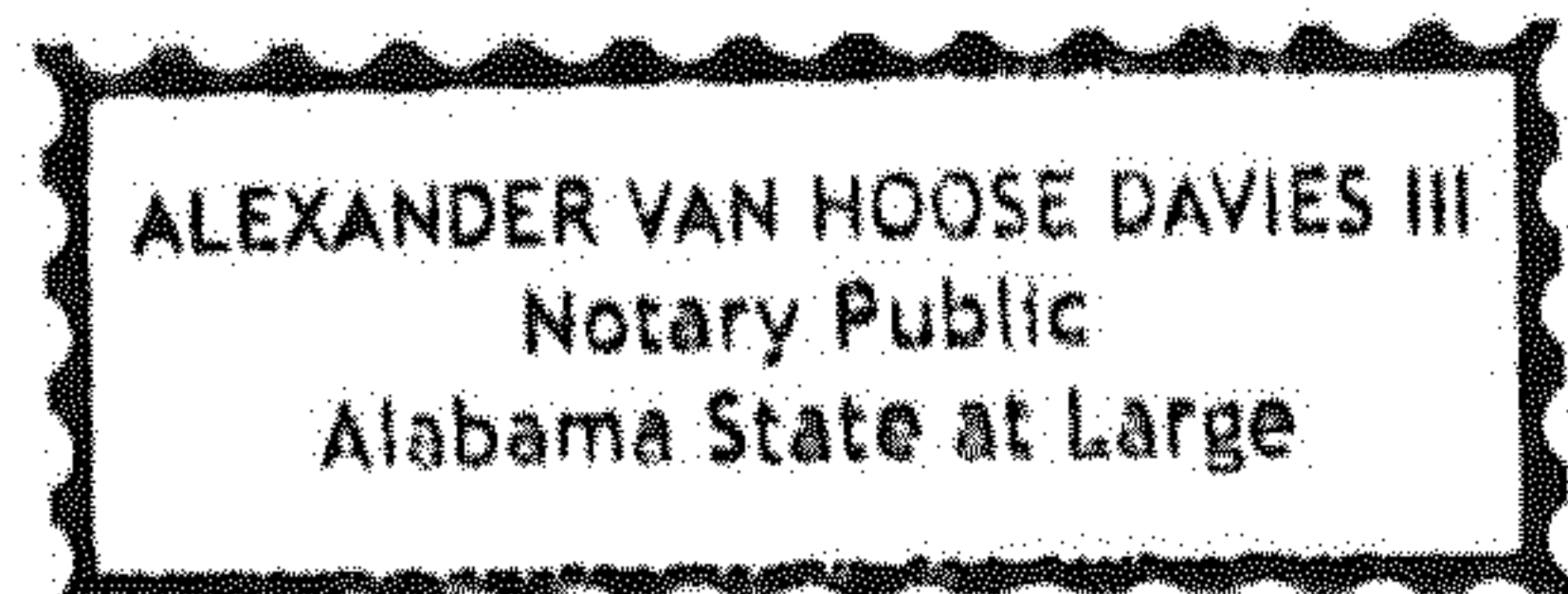
COUNTY OF Shelby

On this, the 26<sup>th</sup> day of March, 2020, before me, a Notary Public, personally appeared Madhusudhana Yaparla and Radha Jayamangalam known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Notary Public

My Commission Expires 3/13/2023



(SEAL)

By:   
MANAGER / MEMBER  
Buyer: Elite Concepts, LLC


Witness: \_\_\_\_\_

STATE OF ALABAMA

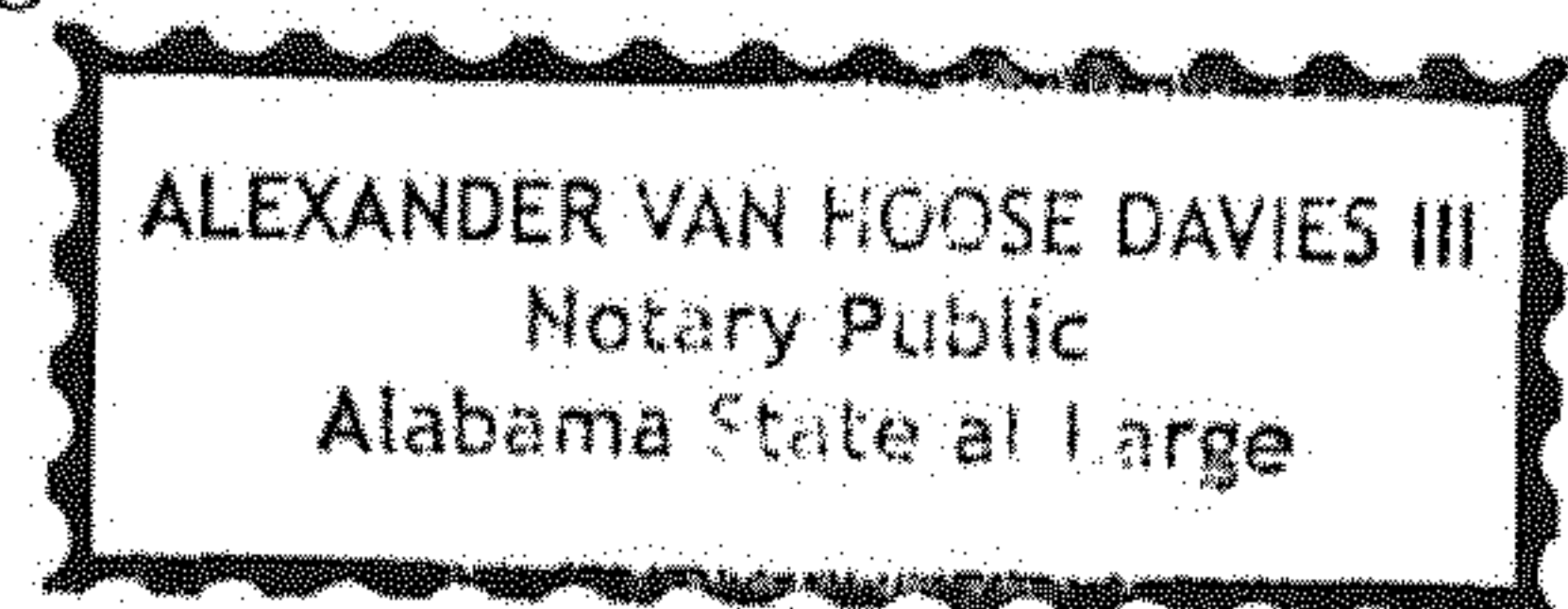
COUNTY OF Shelby

On this, the 20<sup>th</sup> day of April, 2020, before me, a Notary Public, personally appeared Greg D'Alessio known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Notary Public

My Commission Expires 3/13/2023



(SEAL)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/21/2020 11:56:10 AM  
\$25.00 CHERRY  
20200421000154970

Alex S. Bayl