

UNIFORM CONTRACT OF SALE SIGNED IN TRIPLICATE

REAL ESTATE

Birmingham, Ala. 1926 6/15

Prudie Hill hereby agrees to sell and I. E. Veitch hereby agrees to purchase the following described real estate in fee simple on terms stated;

NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and S $\frac{1}{2}$ of NW $\frac{1}{4}$. The SW $\frac{1}{4}$ of NE $\frac{1}{4}$. NE of SW $\frac{1}{4}$, NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec. 30, T. 20 R 2 W.

The purchase price is to be \$900.00 payable \$5.00 as earnest money and part of the purchase price receipt of which is hereby acknowledged, and the remainder payable \$895.00 when deal is closed.

The purchaser agrees to purchase the property at the price and on the terms hereinabove stated, subject to existing lease, or leases as follows: None. Same being handled by _____ Agent, which agency has authority from seller to collect all rents due under above mentioned lease and retained thereof a commission of _____ per cent for such collection.

The seller is to furnish abstract of title brought down to date or title insurance policy, said title to be good and merchantable otherwise the earnest money to be refunded. Taxes for the current year are to be Prorated. Interest on mortgages if any, is to be prorated. Insurance and rents are to be prorated between seller and purchaser as of the date of passing of title.

In the event the purchaser fails to carry out and perform the terms of this agreement, he shall forfeit the above mentioned earnest money as liquidated damages for such failure or refusal, provided seller will agree to cancel within contract, and the earnest money so forfeited shall be divided equally between the seller and the agent.

The trade is to be closed within _____ from delivery of abstract to purchaser, or as soon thereafter as merchantable title can be effected, and conveyance is to be made by warranty deed. I hereby agree to purchase the above described property according to the terms and conditions stated above.

I. E. Veitch .Purchaser

I hereby approve this sale on the terms and conditions as stated above.

Mrs. Prudie Hill Seller

Witness E. A. Dobson
B. W. Cotter

THE STATE OF ALABAMA)

SHELBY COUNTY)

I, L. B. Riddle Judge of Probate hereby certify that the within contract was filed in this office for record June 22nd 1926 at 10 oclock A.M. and recorded in Deed record 80 page 452 and examined.

L. B. Riddle--Judge of Probate