AGREEMENT

STATE OF ALABAMA)
SHELBY COUNTY)

THIS AGREEMENT WITNESSETH, that L.H. Joseph hereby agrees to sell, and Frank P. Wallace hereby agrees to buy on terms as hereinafter set out, certain property in Shelby County, Alabama to-wit:

Seventy Five (75) acres known as the Tunnel Branch Farm which is located west of the Central Georgia Railroad at or near Vandiver, Alabama. It is hereby understood and agreed that this property contains 75 acres and is the property which the said Joseph has pointed out and shown the said Wallace and which the said Joseph told the said Wallace contained 75 acres.

According to the abstract furnished to the said Wallace by the said Joseph the descriptions of the three tracts comprising the said property is incorrect and indefinite and a survey will have to be made determining the lines and giving proper and legal description, which the said Joseph hereby agrees to make and furnish to the said Wallace,

The purchase price of the said property is Two Thousand Bollars (\$2,000.00) cash or \$26.67 per acre. Should it be found that there is less acreage than 75 the purchase price shall be adjusted accordingly. Of this purchase price, said Joseph hereby acknowledges receipt of \$585.00 as earnest money and part purchase price, which shall be returned to the said Wallace if title should be found to be defective and cannot be corrected within any reasonable length of time. Upon the completion of this trade, which shall be completed within 30 days after the clearing of the title above referred to, the balance shall be paid in cash.

Taxes and insurance shall be pro-rated as of the date of closing this contract.

The said Wallace agrees to take this property subject to the tenancy of the present tenant.

The said Joseph shall furnish abstract of title brought to date and shall convey by warranty deed, showing good and merchantable title.

In witness whereof we have he reunto set our hands and seals this June 20th 1927.

STATE OF ALABAMA)

JEFFERSON COUNTY)

L. H. Joseph (L.S.) Frank P. Wallace (L.S.)

I, John R. Wallace, a Notary Public in and for said County in said State, hereby certify that L. H. Joseph an unmarried man, whose name is signed to the foregoing instrument, a contract of sale, and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20 day of June 1927.

THE STATE OF ALABAMA)

SHELBY COUNTY)

I, L. B. Riddle, Judge of Probate hereby certify that the within agreement was filed in this office for record Aug. 30th 1927 at 2 oclock P.M. and recorded in Deed record 82 page 497 and examined.

L. B.Riddle--Judge of Probate