

OPTION

Birmingham, Ala. May 16, 1928

THIS AGREEMENT made this day is that J. F. Harless & C. C. Harless has this day sold through Morrison Realty Company as his agent to B. F. Barnitz as purchaser, and B. F. Barnitz has bought from C. C. Harless, J. F. Harless, through Morrison Realty Company, as agent for the seller the following described real estate, to-wit: in fee simple: 85 acres more or less situated in Sec. 1 & 6, Tp. 20, Range 2 & 3 west. The seller herein mentioned to have above lands surveyed and establish the exact number of acres and the purchaser agrees to pay seller \$85.00 per acre all cash for the exact number of acres shown by survey. Being a body of land 25 acres (approximately) lying east of the Montgomery Highway and 65 acres west of the Montgomery Highway, extending back to the creek, and approximately 5 acres west of the Creek, situated in Shelby County, Alabama, for the price and sum of \$_____ on the following terms; All cash_____ of which the purchaser has paid, as earnest money \$250.00, the receipt of which is hereby acknowledged, by the seller.

The seller shall furnish an abstract showing a good merchantable title and pay all taxes and assessments to date. Insurance and taxes and interest to be prorated. Should the title prove incurably defective, the above mentioned earnest money shall be returned to the purchaser.

The regular commission of 10% is to be paid by Seller. 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, and the money so forfeited becomes payment to the agent for expenses incurred.

It is understood and agreed that this transaction is to be closed within 30 days after delivery of abstract with the execution and delivery of a satisfactory warranty deed, provided a longer time is not required to cure defects in title.

"Witness our hands and seal this 16 day of May, 1928.

Witness:

J. F. Harless--Seller
Cora Harless Seller

C. O. Duran

B. F. Barnitz--Purchaser

Seller, C. C. Harless
Mrs. C. C. Harless by C. C. H.

Signed in triplicate, S. H. Hayes, Witness

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 June 23rd. 1928 at 9 o'clock A.M. and recorded in Deed record 86 page 283 and examined.

L. B. Riddle--Judge of Probate