

SALES CONTRACT

THE UNDERSIGNED hereby agrees to sell and Birmingham,Alabama
THE UNDERSIGNED hereby agrees to purchase

the following described real estate in Shelby County, Ala., in fee simple, on terms stated:

12½ acres,more or less, located on the Florida Short Soute, Shelby County, Alabama, more particularly described as The NW¼ of NE¼ of Section 25, Township 19, Range 1 West of Huntsville Meridian, Shelby Clunty,Alabama, mineral and mining rights excepted, see reverse side for legal description

The purchase price is to be \$550.00 payable as follows:

Cash on signing of this contract \$100.00
Cash on closing of trade 450.00
First mortgage due on or about ____ with % interest,
payable semi-annually, reducible \$ per annum \$
Second Mortgage payable \$ per month, with % interest \$
Purchase price, as above \$550.00

The seller is to furnish abstract of title brought down to date, said title to be good and merchantable, othetwise the earnest money is to be refunded.

Purchaser puts up \$100.00 as earnest money on this contract prorated 1935 taxes

Possession on closing

The trade to be closed within 10 days from delivery of abstract to purchaser, or as soon as mer-
chantable title can be effected and conveyance is to be made by Warranty deed.

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 seller agrees to pay W.B.Phillips & Company the regular realtor's commission on the above
property,said commission being \$.

Mrs. Estelle Posey Reid Seller
Bedford Reid Seller
W. H. Carroll Purchaser.

The fdlowing is made a part of this contract:

Beginning at the SW corner of the NW¼ of Section 25 Twp 19 Range 1 West, thence North 288 yards
to the Birmingham and Harpersville highway, thence in an easterly direction along said highway
222 yards, thence south 206 yards to the Chelsea road thence south west along said waad
88 yards to the south boundary line of said 40, thence west along said line 177 yards to the
point of beginning and containing 12½ acres more or less and in the NW¼ of NE¼ of Section 25
Tp 19 Range 1 West, Shelby County,Alabama.

Filed for record in this office March 27th 1935 at 4.30 PM and recorded in
deed record 98, page 268 and ex amined
L C Walker,Judge of Probate.