

2289

ACREAGE EXCLUSIVE LISTING FORM

Thornton Realty Company

Date July 17, 1945

Massey Building, Birmingham, Ala.

I hereby list with you for sale the following described real estate with the understanding that this is an exclusive listing as per the reverse side of this listing blank.

Business Telephone No. - - -

OWNER Jack M. Bearden Residence Telephone No.- - - Address of Owner: City Underwood State, Ala.

Street Address of Owner:- - - - - or R.F.D. No.- - - - Box No.- - - In whose name is property Jack M. & Anna Bearden. Property is located at the following Post Office Address; City Underwood County of - - - - -

State of - - -, on R.F.D. No.- - -, Box No.- - - - Name of nearest town to property is Dogwood, a distance of 0 miles, in a (north) (south) (east) (west) direction (checkdirection). Name of road or highway property is located on- - - - - Is this road paved? No. If property is not located on main road, how far to one?- -

miles. Name of nearest paved highway U.S. 25, a distance of - - miles. Nearest neighbor adj miles. Name of nearest neighbor is Blach Galloway. Nearest church is adj. miles, nearest store is 1 block miles, nearest school is- -miles. Does school bus pass property? yes. If not, how far is school bus?- - miles. Have you

electric lights? yes. If not, how far is it to the nearest electric line?- - -yards. Have you a water-works system?- - - -. Bath Room?- - -. House wired for electric stove?- - -. Type of roof on main residence?- - - -

Number of acres in cultivation? 30. Acres cultivatable, but idle?- - -. Acres in saw timber?- - - Acres in woods? 4. Acres practicably level ? 38 . Acres in pasture? 35. Acres bottom land? 20. Does it overflow?

8 needs ditch. Acres waste land? No. Acres fenced? all & fenced. Kind of fence? Net & Barb New.

Number of fruit trees?- - -. Number of everlasting springs on property 1, Branch creeks 1 , wells 1. Do

you live on this property? Yes. If not, the name of the present tenant is- - - - - . His lease expires- -

- - - - -194- -. Amount of yearly rental is\$- - - -, monthly rental\$ - - -, share crop rental (Yes or No)

NUMBER OF ACRES 38. Fee Simple or Surface- - - - -, yearly tax on property is \$10.00 ?

The distance from the Court House in Birmingham to this property is 32 miles. Legal description (Please copy this from your deed) All that part of parcel of land as follows: Beg. at NE cor. of property belonging to the

Dogwood Baptist Church running N along W side of road to creek. thence E along creek to a point 828 ft. from center of So. R.R. Line. From this point the line runs S on a straight line to a point 210 yds from Tuscaloosa

Rd. and 565 ft. from So. R.R. line. Thence W 140 yds thence S 140 yds, thence E 70 yds, thence S. 70 yds, to Tuscaloosa Rd. to property of Bertha Vernon, thence N along said Bertha Vernon property 100 yds, thence W

30 yds, to point of beg. all in Sec. 5, T 22, R 3, W. Known as Marion Wooten and J.H. Beasley place containing 38 acres more or less.

The improvements on my property are (Described fully); 5 Room ceiled 8" hall 4 R. Ceiled

My total GROSS Price on the above property is (this includes sales commission \$2350.00

The lowest cash down payment I would consider is \$1000.00

Balance owing me to be payahle \$ Not over 6 yr loan month or year. Interest at 6 - %

Total amount of mortgage now against this property is \$clear. Mortgage is due and payable as follows:- - -

Interest at - - -%. Would you trade the above property?- - - If so, what would you trade it for?- - -

Remarks:- - - - -

NOTICE: Please draw a Map of your property on a separate sheet and attach.

Endorsed on back.

Birmingham , Alabama,

July 17, 1945

Thornton Realty Company,

Massey Building,

Birmingham, Alabama

In consideration of One Dollar, in hand paid me (us) receipt of which is hereby acknowledged,

(I) (we) hereby grant you the exclusive sales rights for 30 days from this date to sell or offer to sell the property described on the reverse side hereof, at the price and on germs stated therein. In the event said property is sold during said period, or within six months from termination of this exclusive listing contract

to any person or persons to whom said property has been shown, or to whom its price and location have been disclosed by you, (I) (we) agree to pay you a sales commission of 10% of the gross selling price. This agreement shall remain in full force and effect for 30 days and continuously therefrom until revoked by (me) (us) by written notice delivered to you.

And (I) (we) agree to cooperate fully with you in every way possible in assisting you in showing the above premises and making a sale of same, and to pay you the above commission in the event (I) (we) sell this real estate direct to anyone during the life of this exclusive agreement.

Jack M. Bearden (SEAL)
(Owner)

WITNESS:
R. A. Jemison

Filed in the office of the Probate Judge the 25th day of August, 1945 at 8 o'clock A.M. and recorded in the Deed Record 121 on page 447 on this the 25th day of August, 1945.

L.C. Walker,
Judge of Probate

NO TAX DUE ON THIS INSTRUMENT