

2651

A. B. BAXLEY

LEGAL APPRAISER

BAXLEY REAL ESTATE CO.

Homes Our Specialty
Farms-City PropertyHOME 7791 PHONES OFFICE 7796
CALERA, ALABAMABusiness Property and
Industrial SitesSTATE OF ALABAMA
SHELBY COUNTY.

This contract and agreement made and entered into this the 26th day of March 1952 by and between A.G. Cupp and wife Bertie Cupp hereinafter known as the Sellers and Ernest S. Tyler and wife Edna W. Tyler hereinafter known as the Buyers,

Witnesseth:

A.G. Cupp and wife agree to sell
and
Ernest S. Tyler and wife agree to buy

That certain tract of land containing 118 acres more or less on which the sellers now live and the same being all the land the sellers now own in Shelby County.

Purchase price to be \$10,000.00 of which \$100.00 is hereby acknowledged as earnest money. \$3400.00 to be paid upon closing of deal with the assumption of a mortgage to the Federal Land Bank for approximately \$1800.00 and purchase money notes to Charlie J. McDaniel for \$4468.00.

Seller to furnish abstract down to date. If the seller fails to furnish good and marketable title then the earnest money shall be refunded, but if the buyer should for any reason carry out his part of this agreement in good faith he forfeits the earnest money and the same shall be construed as liquidated damages.

Deal to be closed within 15 days or as soon thereafter as good title can be shown.

Signed A. G. Cupp
A.G. Cupp Seller

Signed Ernest S. Tyler
Ernest S. Tyler Buyer

Witness

A. B. Baxley

Filed in the office of the Probate Judge on the 9 day of April 52 at 8 o'clock A.M.
and recorded in Book 152 Page 384 this 9 day of April 1952
Deed Tax Mortgage Tax has been paid.
L.G. Walker, Judge of Probate