

1990

UNIFORM SALE CONTRACT

FOR

BOOK 178 PAGE 263

REAL ESTATE

Birmingham, Alabama, October 17th 1934

The Undersigned _____ hereby agree S to sell, and

The Undersigned _____ hereby agree S to purchase

the following described real estate, on terms stated below:

The $E\frac{1}{2}$ of the $NE\frac{1}{4}$ and the $NW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 13

Township 18 Range 1 west, Sheby County Alabama. and also

~~the NW 1/4~~ all of the $NE\frac{1}{4}$ of the $NW\frac{1}{4}$ that is in

Shelby County, and also 5 acres in the NE Corner of the

$SE\frac{1}{4}$ of the $NW\frac{1}{4}$ beginning at the NE Corner of the $SE\frac{1}{4}$ of the $NW\frac{1}{4}$ run south 455 feet, then west a sufficient number of

feet to make 5 acres then north 455 feet to $\frac{1}{4}$ section line then

east to point of beginning, all in section 13- Township 18 range

~~R~~ 1 west, Shelby County Alabama. Mineral rights herein not conveyed

the same containing 145 acres more or less.

The purchase price is to be \$435⁰⁰ payable \$25⁰⁰ as earnest money and part of the purchase price, receipt of which is hereby acknowledged, and the remainder payable \$11000 in cash on closing date

Balance of \$13000 payable 15 months
on as per due date bearing
interest at 6%

Deferred payments to be secured by Mortgage

Sale subject to Lease Expiring 30 years back from 1934

The seller is to furnish abstract of title brought down to date, said title to be good and merchantable, otherwise the earnest money is to be refunded. Taxes for current year to be pro rated

Property to be conveyed by warranty deed.

The trade is to be closed within 30 days after delivery abstract days, or as soon as merchantable title can be effected.

Purchaser is to assume all fire and tornado insurance on property at pro rata rates.

Possession to be given XXXXX on closing date.

Accepted: _____ M.A. Holley Agent

Wiley Ryan
Seller.

Accepted: W. Fairchild
Purchaser.

(43560) 47863 ft. Trustee
1 acre. 9/11

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within agreed

was filed for record the 23 day of July 1934 at _____

and recorded in Book 178 Page 263

Deed Tax of _____ has been paid.

Judge of Probate