

Earnest money
Check for \$200.00
Given on July 13, 1959



1193



BIRMINGHAM, ALA. PHONE FA 3-4773

RENTALS, SALES, INSURANCE, MORTGAGE LOANS

UNIFORM CONTRACT OF SALE SIGNED IN TRIPLICATE
REAL ESTATE

Birmingham, Ala.,

The undersigned
The undersigned

hereby agrees to sell, and
hereby agrees to purchase

the following described real estate, on terms stated: All that part of ~~the~~

The NW $\frac{1}{4}$ of th SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33 Township

17 South Range 1 East, in Shelby County, Alabama, lying Southeast of County
Road. ~~It contains about 60 acres~~

The purchase price to be \$4000.00 payable \$200.00 as earnest money
and part of the purchase price, receipt of which is hereby acknowledged, and the remainder payable

Earnest as above-----	\$200.00
Cash on closing-----	3800.00
Total	\$4000.00

The purchaser agrees to purchase the property at the price and on the terms hereinabove stated, subject to all restrictions and easements of record and zoning ordinances as pertaining to said property, also existing lease(s), said lease(s) to be handled by

agents, which agency has authority from seller to collect all rents due under above mentioned lease and retain thereof a commission of% for such collection. The minerals and mining rights are excepted unless owned by the seller.

The seller is to furnish ~~abstract of title brought down to date with warranty as required by purchaser~~
title ~~insurance policy~~, said title to be good and merchantable, otherwise the earnest money is to be refunded.

Taxes for the current year, Interest on mortgages, if any, insurance and rents are to be prorated between seller and purchaser as of the date of passing of title.

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 trade is to be closed within 60 days, or as soon thereafter as merchantable title can be affected, and conveyance is to be made by Warranty Deed.

Usual Commission to be paid on all property conveyed.

We hereby agree to purchase the above described property according to the terms and conditions stated above.

Joe A. Smith Purchaser
..... Purchaser
..... Purchaser

We hereby approve this sale on the terms and conditions as stated above.

E. J. Glass Seller
Nettie E. Glass Seller
..... Seller

Received of.....

(\$.....) Dollars as stated above.

SCOTCH REAL ESTATE & INSURANCE CO.

By.....

This receipt is given subject to the approval of the owner of the above described property.

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Contract
was filed for record the 18 day of Dec 19 59 at 2 o'clock P. and
recorded in Deed Record 206 at page 207 and the Mortgage Tax
Deed Tax has been paid.

Conrad M. Fowler
Judge of Probate

BOOK 200 PAGE 433 FILED 18 DECEMBER 1959