

This Form Furnished by
TITLE GUARANTEE DIVISION
Lawyers Title Insurance Corporation

1208
Birmingham, Alabama JAN 2- 1965

The Undersigned Purchaser(s) OISHAN REALTY CO. INC. hereby agrees to purchase and
The Undersigned Seller(s) JIMMIE LEE CROCKER & WIFE BEULAH HARDING hereby agrees to sell
the following described real estate, improvements, plants, fixtures, and appurtenances, situated in Jefferson County, Alabama, on the terms
stated below:

**DWG ON THAT LAND AS DESCRIBED IN VOL. 188, Page 442,
Shelby Co. Probate Office, State of Alabama.
Address Rt 1, Box 122, Helena, Ala on Indian Springs Rd,
being 1st on left off US 280, when you turn W. at Cross Rd.
Groc. approx .7 Mi. W of 280.**

The Purchase Price shall be \$ 2500.00 payable as follows:

Earnest Money, receipt of which is hereby acknowledged by the agent _____ \$

Cash on closing this sale _____ \$ 2500.00

Title will be delivered by title insurance and a survey also will be
furnished to purchaser by seller.

The undersigned seller agrees to furnish purchaser an abstract of title commencing and assuming title at a point generally accepted by local practice, duly extended to date, showing a good and merchantable title, free of encumbrances, unless herein excepted; or, at seller's election, a title insurance policy issued by company qualified to insure titles in Alabama, in the amount of the purchase price, insuring the purchaser against loss on account of any defect or encumbrance in the title, unless herein excepted, and in the event an abstract of title is furnished and the title to said property is alleged to be unmerchantable by the purchaser, or purchaser's attorney, then seller may elect to furnish such title insurance policy, by a company qualified to insure titles in Alabama; otherwise, the earnest money shall be refunded. In the event an owner's and mortgagee's title policies are obtained at time of closing; the total expense of procuring the two policies will be divided equally between the Seller and the Purchaser.

Said property is sold and is to be conveyed subject to any mineral and mining rights not owned by the undersigned Seller and also zoning ordinances pertaining to said property; also existing leases, which are to be transferred to the Purchaser, subject to any present rental commission agreements thereon.

The taxes, rents, insurance and accrued interest on the mortgages, if any, are to be prorated between the Seller and the Purchaser as of the date of delivery of the deed, and any existing advance escrow deposits shall be returned to the Seller. The Seller will keep in force sufficient fire, extended coverage, and vandalism insurance on the property, to protect all interests until this sale is closed and the deed delivered.

The sale shall be closed and the deed delivered on or before 30 days from the date hereof, except that the Seller shall have a reasonable length of time within which to perfect title or cure defects in the title to said property. Possession is to be given on delivery of deed, if the property is then vacant; otherwise possession shall be delivered: _____ days after delivery of the deed.

The Seller hereby authorizes none to hold earnest money in trust for the Seller pending the fulfillment of this contract.

In the event the Purchaser fails to carry out and perform the terms of this agreement the earnest money, as shown herein shall be forfeited as liquidated damages at the option of the Seller, provided that the Seller agrees to the cancellation of this contract, and said earnest money so forfeited shall be divided equally between the Seller and the Agent. The undersigned owners agree to pay none

as their agents, as compensation for negotiating this sale, the sales commission provided under the schedule of commissions adopted by the Birmingham Real Estate Board and now in force.

The Seller agrees to convey said property to the Purchaser by _____ warranty deed free of all encumbrances, except as hereinabove set out and Seller agrees that any encumbrances not herein excepted will be cleared at time of closing.

Unless excepted herein, Seller warrants that he has not received any notification from any governmental agency: of any pending public improvements, or requiring any repairs, replacements, alterations to said premises that have not been satisfactorily made, which warranty shall survive the delivery of the above deed.

This contract states the entire agreement between the parties and merges in this agreement all statements, representations, and covenants heretofore made, and any other agreements not incorporated herein are void and of no force and effect.

Witness to Purchaser's Signature:

OISHAN REALTY CO. INC. (SEAL)
BY _____
Purchaser _____
Merlin H. Olishan, Sect-Treas. (SEAL)
Purchaser _____ (SEAL)

J. L. Crocker (SEAL)
Seller _____ (SEAL)

Beulah Crocker (SEAL)
Seller _____ (SEAL)

Seller _____ (SEAL)

Seller _____ (SEAL)

Receipt is hereby acknowledged of the earnest money ☐ CASH ☐ CHECK as herein above set forth.

(Name of firm)

By _____

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1-19-65
RECORDED & INDEXED
PD. GR. THIS INSTRUMENT
HOUSE OF PROBATE