

This Form Furnished by  
TITLE GUARANTEE DIVISION  
**Lawyers Title Insurance Corporation**

Montevallo

Alabama June 24, 1967

The Undersigned Purchaser(s) Jack Glass, and wife Ollie Mae Glass hereby agrees to purchase and  
The Undersigned Seller(s) Earnest Glass, and wife, Lula Glass hereby agrees to sell  
the following described real estate, improvements, plants, fixtures, and appurtenances, situated in Shelby County, Alabama, on the terms  
stated below:

The sellers names who appear below, agree to sell the below described property  
in the event it is ever put up for sale.

The Purchase Price shall be \$ \_\_\_\_\_, payable as follows:  
Earnest Money, receipt of which is hereby acknowledged by the agent \_\_\_\_\_ \$  
Cash on closing this sale \_\_\_\_\_ \$

A lot of land described as follows: Beginning at the NE  
Corner of the East one-half of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Sec  
3, Township 24, Range 13 East, thence S 79 degrees W 380.0  
feet to the point of beginning; thence 64 degrees 40 minutes  
W 210.0 feet to pine tree, thence S 27 degrees 10 minutes  
E 210.0 feet along fence line for the point of beginning;  
Thence along said fence line a distance of 100 feet; thence  
64 degrees 40 minutes E 210.0 feet thence North 27 degrees  
10 minutes a distance of 100 feet; thence S 64 degrees 40  
minutes W 210.0 feet, to the point of beginning

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 sel-  
ler's election, a title insurance policy issued by company qualified to insure titles in Alabama, in the amount of the purchase price, in-  
suring 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 zon-  
ing 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 \_\_\_\_\_ 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 \_\_\_\_\_ 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 for-  
feited 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 \_\_\_\_\_

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 war-  
ranty 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 coven-  
ants heretofore made, and any other agreements not incorporated herein are void and of no force and effect.

Witness to Purchaser's Signature:

✓ Earnest Glass (SEAL)  
Purchaser  
✓ Lula m. Glass (SEAL)  
Purchaser  
✓ Jack Glass (SEAL)  
Seller  
✓ \_\_\_\_\_ (SEAL)  
Seller  
Ollie Mae Glass (SEAL)  
Seller  
\_\_\_\_\_  
Seller

819  
STATE OF ALA. BY CO.  
INSTRUMENT WAS FILED  
1966 FEB 10 AM 10:44  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE

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

(Name of firm)

By \_\_\_\_\_