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Agreement for Deed

This Agreement Made this 13th day of June, A.D. 19 66

by and between Mid-State Homes, Inc.

of Hillsborough County, Florida, hereinafter called Sellers, and

Willie E. Carroll and Gladys his wife

hereinafter called Buyers, witnesseth:  
That if the said Buyers shall first make the payments and perform the covenants hereinafter mentioned on their part to be performed, the said Sellers hereby covenant and agree to convey to the Buyer all right title and interest of the Seller by Deed of Conveyance, the lot, piece, or parcel of ground situated

in the County of Shelby, and State of Alabama,

known and hereby described as follows, to-wit:

Beginning at a point on the center line of Shelby County Highway No. 83 and the intersection of Calcis Road in the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 19 South, Range 2 East, Shelby County; thence South 75 degrees West 75 Feet; thence South 34 degrees West 300 feet to the point of beginning: thence along the North boundary of Shelby County Road No. 83 South 17 degrees West 100 feet; thence along the East boundary of a dirt road North 69 degrees West 223 feet; thence North 17 degrees East 100 feet; thence South 69 degrees East 223 feet to the point of beginning. The parcel herein described containings one-half acre, more or less.

And the Buyers hereby covenant and agree to pay to the Sellers at the office of the Sellers, P. O. Box 9128, Tampa, Florida, or at such other place as the holder may designate in writing, the sum of \$ 4614.00 to be paid as follows: \$ 150.00 cash in hand, the receipt of which is hereby acknowledged, and the balance of \$ 4464.00, to be paid in 120 monthly installments of \$ 37.20 each, the first installment to become due and payable on or before the 5th day of August 19 66, and one installment to become due and payable on or before the 5th day of each succeeding month until the whole of said indebtedness is paid, with interest from maturity at the rate of six per cent per annum.

And the Buyers agree to pay all taxes, assessments, or impositions that may be legally levied or imposed upon said land subsequent to the year 1966.

In case of the failure of the Buyers to make any of the payments herein designated, or any part thereof, or failure to perform any of the covenants on their part hereby made and entered into for a period of Thirty days after maturity, this contract shall be forfeited and terminated, and the Buyers shall forfeit all payments made by them on this contract, and such payments shall be retained by the Sellers in full satisfaction and in liquidation of all damages by them sustained; and the Sellers shall have the right to re-enter and take possession of the premises aforesaid without being liable to any action therefor. Notice to quit and of forfeiture are each hereby waived.

It is agreed that the Buyers shall have the privilege at any time of paying in advance the unpaid balance under this contract, together with interest, taxes, and other assessments that may be due, and procuring a deed from the Sellers.

It is further agreed by the parties hereto that this contract is not to be recorded, and that no assignment or transfer of said contract or the rights thereunder of the Buyers shall be valid and binding as against the Sellers unless the Sellers shall consent in writing to such recording or assignment.

IT IS MUTUALLY AGREED by and between the parties hereto that the time of payment shall be an essential part of this contract, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators, and assigns of the respective parties.

IT IS FURTHER AGREED that if there is any default in the contract on the part of the buyer, that the buyer will pay to the seller any reasonable attorney's fee that the seller might incur as a result of foreclosing this agreement or evicting the buyer.

IT IS FURTHER AGREED that the buyer shall insure the above described premises in the amount of this contract and that the seller will be entitled to the benefit of the insurance in the amount owed upon the contract. That the buyer shall pay the insurance premiums.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals effective the day and year first above written.

*[Signature]*

Willie E. Carroll (Seal)  
BUYER

Gladys Carroll (Seal)  
BUYER

MID-STATE HOMES, INC. (Seal)  
SELLER

BY *[Signature]* (Seal)  
SELLER

VICE-PRESIDENT

STATE OF ALA. SHELBY CO.  
CERTIFICATE THIS  
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