STATE OF ALABAN	/ΓΑ )				
COUNTY OF SHELI					
		E-SALE CO	NTRACT		
This lease,	made this llth		eptember	_, 1975, i	s
by and between Mar	vin Burnett and w	ife,Charlotte	, hereinafter so	metimes c	alled
Lessor and Bran	ıtleyville Baptist	Church			<del></del>
hereinafter sometin		NESSETH			
					· .
Marvin Burnett and	wife, Charlotte, do	hereby rent	and lease unto	<del></del>	<del></del>
Brantleyville Bapt	ist Church	the followin	g described pre	mises:	. •
SEE A	ATTACHED EXHI	BIT "A" FOE	R LEGAL DESCI	RIPTION.	
	· .				
for and during the t	erm of fourteer	n (14) years	, from t	the 11th	1 da
of September	, 1975, to t	the llth	day of Septem	ber	, 198
In consideration wh	ereof Lessee agr	ees to pay to	Lessor the sun	of \$1,	000.00
in cash this date, a	and \$ 123.92	on the fi	rst day of each r	nonth begi	nning of
October 1, 1975	•	and continui	ng each month th	ıereafter u	ntil
September 1, 19	89				
Should the Lessee					
violate any other c	ondition of this Le	ease, the Le	ssor shall then l	nave the ri	ght, at
ξ it's option, to re⊸e	nter the premise	s and annul t	his Lease. And	in order t	o entitl
the Lessor to re-e	nter, it shall not	be necessar;	y to give notice	of the rent:	s being
due and unpaid, or	to make any dem	and for the s	same, the execu	tion of this	Lease
which execution is	hereby acknowled	dged, being s	sufficient notice	of the rent	s being
due and the deman	d for the same, a	nd shall be s	o construed, an	y law, usa	ge or

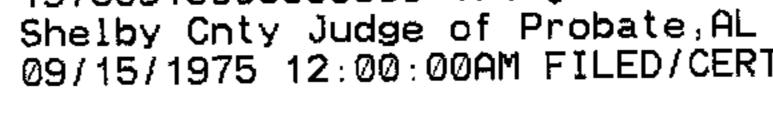
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custom to the contrary notwithstanding. And Lessee agrees to comply with all

cerned, and by no act render the Lessor liable therefor, and to commit no waste

the laws in regard to nuisance, in so far as premises hereby leased are con-

of property, or allow the same to be done, but to take good care of the same;



800% 234 FACE 403

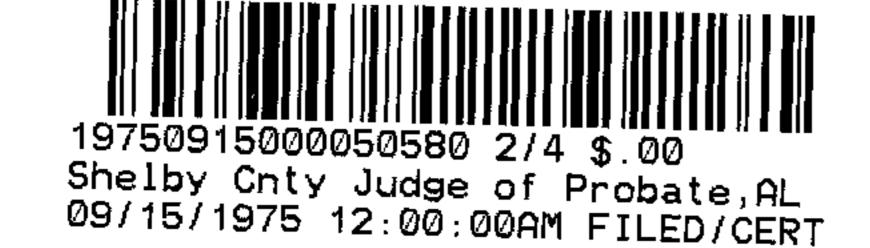
nor to under-lease said property nor transfer this Lease without the written consent of the Lessor, hereon endorsed; and further, this Lease being terminated, to surrender quiet and peaceable possession of said premises in like good order as at the commencement of said term, natural wear and tear excepted.

In the event of the employment of an attorney by the Lessor, on account of the violation of the conditions of this Lease by the Lessee, the Lessee hereby agrees that it shall be taxed with said attorney's fee. And as part of the consideration of this Lease, and for the purpose of securing the Lessor prompt payment of said rents as herein stipulated, or any damage that Lessor may suffer either by failure to surrender quiet and peaceable possession of said premises, as aforesaid, or for any damage whatever, may be awarded said Lessor under this contract, the said Lessee hereby waives all right which it may have under the Constitution and Laws of the State of Alabama, to have any of the personal property of the Lessee exempted from levy and sale, or other legal process.

Lessee agrees to pay all taxes on the above described property during said term as the same becomes due; and also agrees to pay all assessments for street and sidewalk improvements, should any be made against said property.

It is understood and agreed that at the end of said term if the Lessee has complied with each and all conditions of this Lease, then the Lessor agrees that the rent paid under his Lease shall be considered a payment for said property, and the Lessor shall make and execute a warranty deed conveying said property to the Lessee.

It is further understood and agreed that if the Lessee fails to pay the monthly rent as it becomes due; and becomes as much as two months in arrears during the first year of the existence of this Lease, or as much as three months in arrears on such payments at any time thereafter, or should fail to pay the taxes on the said property when the same becomes due, or should fail to comply with any condition or requirement herein, then on the happening of any such event by the Lessee forfeits his rights to a conveyance of said property, and all money paid by the Lessee under this contract shall be taken and held as payment of rent



for said property, and the Lessee shall be liable to the Lessor as a tenant for the full term of said Lease, and the provisions herein "that the rent paid under this Lease shall be considered a payment for said property, and the Lessor shall make and execute a deed with a warranty of title conveying said property to the Lessee," shall be a nullity and of no force or effect; and the failure of the Lessee to comply with any of the conditions of this instrument shall ipso facto render the said provision a nullity, and make the said Lessee a Lessee under this instrument, without any rights whatever except the rights of lessee without any notice or action whatever upon the part of the Lessor.

It is further understood and agreed that if the Lessee should at any time before the maturity thereof desire to pay off the remaining monthly payments, as named herein it shall have the right to do so, and shall be entitled to a rebate on such advancements of all unearned interest, it being intended that only the earned interest shall be collected.

				·	•	·	
	11	N TESTIMON	Y WHEREOF We	have set our l	hands and seals	in duplic	ate
FACE	this 11	th day of	September	, 1975.			
<u>ح</u>	2000	20 1	andle	72	www Sin		(L. S.)
. X90	Jan.	ne I	andle	C. Par	in Burnett  All Burnett  Lotte Burnett	2000 St	(L. S.)
<u>8</u>	<b>‡</b>	[[] <b>[]]</b> ]	·				

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STATE OF ALLERIN SPELEY COUNTY

I, Allen whitley, a Registered Surveyer, do hereby certify that this is a true and correct plat or man of a marcel of land located in the Forthwest 1/4 of Section 9, Township 21 South, Cange 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of said Section 9; thence in an Easterly direction along the North line of said Section a distance of 1152.20 feet; thence 110 degrees 02 minutes 53 seconds right, in a Southwesterly direction, a distance of 301.70 feet to the Point of Beginning; thence 90 degrees left, in a Southeasterly direction, a distance of 290.0 feet to the Northwesterly Right of May Line of Shelby County Highway 17; thence 90 degrees right, in a Southwesterly direction, along said Right of Way, a distance of 90.0 feet; thence 90 degrees right, in a Northwesterly direction, a distance of 454.99 feet; thence 36 degrees 08 minutes 30 seconds right, in a Northwesterly direction, a distance of 54.14 feet; thence 15 degrees 12 minutes 15 seconds right, in a Northwesterly direction, a distance of 74.36 feet; thence 128 degrees 39 minutes 15 seconds right, in a Southeasterly direction, a distance of 255.15 feet to the Point of Beginning.

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