

GENERAL CONTRACT
LAND TITLE COMPANY OF ALABAMA

252/
256

PHONE 251-2871

Approved by
Birmingham Board of Realtors
JUNE 19, 1974

112 NORTH 21st STREET
BIRMINGHAM, ALABAMA

Birmingham, Alabama Dec. 17, 1975

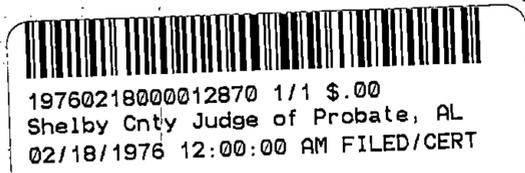
The Undersigned Purchaser(s) Joe A. Scotch hereby agrees to purchase and
The Undersigned Seller(s) Mary L. Johnson hereby agrees to sell
the following described real estate, improvements, shrubbery, plantings, fixtures, and appurtenances, situated in Jefferson County,
Alabama, on the terms stated below: *Shelby*

Address My undivided 1/2 interest in the Northerly 20 acres of the presently
~~owned property of Mary L. Johnson and David L. Cross in the SW 1/4 of the~~
~~NE 1/4 section 6, township 19, south range 1 west, also a 60 ft. easement~~
~~along approximately the present roadway going from the Cahaba Valley Road~~
~~to the above described property.~~

The Purchase Price shall be \$ 300,000.00, payable as follows:

Earnest Money, receipt of which is hereby acknowledged by the agent _____ \$ 2,000.00
Cash on closing this sale _____ \$ 500.00

Execute mortgage \$27,500.00 payable \$500.00 per month
with no interest for the first 18 months, then at the
rate of 7% per annum thereafter until paid.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 FEB 18 AM 9:45
Camey M. Johnson
JUDGE OF PROBATE

The undersigned seller agrees to furnish the purchaser a standard form title insurance policy issued by a company qualified to insure titles in Alabama, in the amount of the purchase price, insuring purchaser against loss on account of any defect or encumbrance in the title, unless herein excepted, otherwise, the earnest money shall be refunded. In the event both owner's and mortgagee's title policies are obtained at the 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.

The taxes, 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 credited 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 90 days, 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 Mary L. Johnson 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 his Agent.

THE COMMISSION PAYABLE TO THE AGENT IN THIS SALE IS NOT SET BY THE BIRMINGHAM BOARD OF REALTORS, BUT IS NEGOTIABLE BETWEEN THE SELLER AND THE AGENT, and in this contract, the seller agrees to pay _____

No Commission as their agents, a sales commission in the amount of, No Commission for negotiating this sale.

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 or assumed may be cleared at time of closing from sales proceeds.

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.

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, and all warranties herein made shall survive the delivery of the above deed.

Witness to Purchaser's Signature: _____

Joe A. Scotch (SEAL)
Purchaser

Purchaser (SEAL)

Witness to Seller's Signature _____

Mary L. Johnson (SEAL)
Seller

Mary L. Johnson (SEAL)
Seller

Seller (SEAL)

Seller (SEAL)

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

(Name of firm)

By _____

See release Mac BK 14 pg 662
3-19-76
14 PAGE 329
BOOK