

OPTION TO PURCHASE REAL ESTATE

STATE OF ALABAMA X

SHELBY COUNTY X

2948

IN CONSIDERATION of the sum of One Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, I, CHARLES M. DOUGLAS, an unmarried man, hereby give and grant unto WILLIAM E. WARD and JUDITH WARD, their heirs and assigns, the option and privilege of purchasing for the full purchase price of \$2,500.00 an acre for that portion of the 10 foot lying adjacent to Parcel B, and \$3,000.00 an acre for that portion of the 10 foot lying the adjacent to Parcel A of the property this day conveyed to William E. Ward and Judith Ward hereinafter described real estate, to-wit:

Commence at the Northwest corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 26, Township 21 South, Range 3 West; thence run east along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 820.50 feet to a point on the West right-of-way line of State Highway No. 119; thence run in a Southerly direction along the West right-of-way line of said highway a distance of 439.34 feet to the point of beginning of the property herein described; thence turn an angle of 92 deg. 15 min. 16 sec. to the right and run 821.02 feet along the South line of the property conveyed this date to the said William E. Ward and Judith Ward; thence turn an angle of 93 deg. 48 min. 52 sec. to the left and run a distance of 10 feet to a point; thence run in an Easterly direction, parallel to the South line of the property conveyed this day to William E. Ward and Judith Ward a distance of 821.02 feet to a point on the West right-of-way line of State Highway No. 119; thence run in a Northerly direction along said West right-of-way line a distance of 10 feet to the point of beginning.

William E. Ward and Judith Ward, their heirs and assigns, shall have the right to exercise this option of purchase when all of the above described property is free and clear from that certain mortgage from Charles M. Douglas to Jefferson Federal Savings & Loan Association. Said mortgage being dated December 27, 1976, and recorded in Mortgage Book 360, Page 898, in the Probate Office of Shelby County, Alabama, and I agree to execute to them, their heirs and assigns, a General Warranty Deed in form sufficient to pass the full fee simple title to the property described herein, free and clear of all liens, claims and encumbrances.

On the execution and delivery of said Warranty Deed as set forth above, I am to be paid the total purchase price, the sum of \$2,500.00 an acre for that portion of the 10 foot lying adjacent to Parcel B, and \$3,000.00 an acre for that portion of the 10 foot lying adjacent to Parcel A of the property this day conveyed to William E. Ward and Judith Ward.



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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, I, Charles M. Douglas, have
hereunto set my hand and seal on this the 30th day of December,
1976.

Charles M. Douglas
Charles M. Douglas

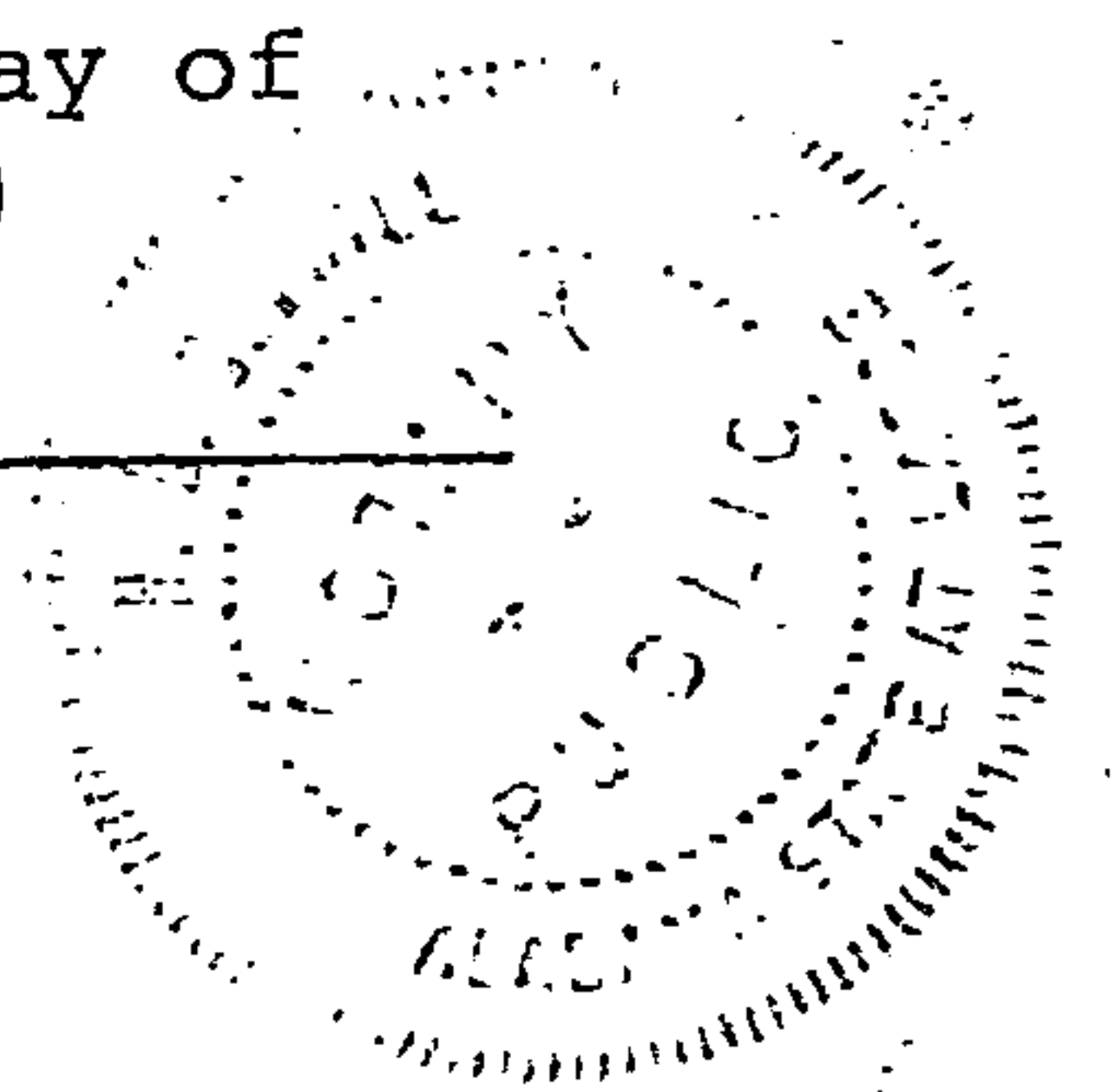
STATE OF ALABAMA

SHELBY COUNTY

I, H. L. Conwill, a Notary Public in and for said County,
in said State, hereby certify that Charles M. Douglas, an unmarried
man, whose name is signed to the foregoing instrument, and who is
known to me, acknowledged before me on this day, that, being informed
of the contents of the instrument, he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 30th day of
December, 1976.

H. L. Conwill
Notary Public



Conrad H. Conwill
JUDGE OF PROBATE

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1 ENTRY THIS
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