

Lawyers Title Insurance Corporation

Birmingham, Alabama April 14, 1977

The Undersigned Purchaser(s) George W. Clark and wife Clara V. Clark hereby agrees to purchase and  
The Undersigned Seller(s) Norma Jean Vickery Bryan, an unmarried woman 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 County

Address Wilsonville, Alabama  
Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_

19770421000037260 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
04/21/1977 12:00:00 AM FILED/CERT

Survey \_\_\_\_\_

The East half of the Southeast Quarter of the Southeast Quarter (E 1/2 of SE 1/4  
of SE 1/4) of Section 1, Township 21, Range 1 East, Shelby County, Alabama.

The Purchase Price shall be \$ 20,000.00, payable as follows:

Earnest Money, receipt of which is hereby acknowledged by the agent	\$ 1,000.00
Cash on closing this sale	\$ 4,800.00
By execution of Purchase Money Mortgage to Seller	\$ 14,200.00
TOTAL PURCHASE PRICE	\$ 20,000.00

Seller agrees to accept a Purchase Money Mortgage on the following terms: One-third (1/3)  
(\$4,733.33) of the principal amount (\$14,200.00) plus accrued interest payable in successive  
annual installments beginning one year from date of closing of this sale, Purchaser to have  
privilege of prepayment in part or in full at any time without prior notice to Seller and  
without penalty. Mortgage to bear interest at rate of 8% (eight) per annum on unpaid balances.  
Seller and Purchaser agree to pay \$50.00 each of attorney's fee for preparation of the  
required instruments and closing this sale. In addition, Purchaser agrees to pay cost of  
recording deed and mortgage and Seller agrees to pay off existing mortgage balance on or  
before closing of sale and to record satisfaction of mortgage instrument.  
Seller warrants that Wilsonville public water supply is available presently at road front-  
age of subject property.

subject to easements and restrictions of record.

Seller agrees to pay commission to ~~McEdward~~ herein-named agent as specified below on the due  
date of the first payment above to Purchase Money mortgage and agrees to assign same amount  
as agent's interest in said mortgage together with a personal note as further collateral.

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 encum-  
berance 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 April 25, 1977, 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 McEdward Nolan Realty Company 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 REAL-  
TORS, BUT IS NEGOTIABLE BETWEEN THE SELLER AND THE AGENT, and in this contract, the seller agrees to pay  
McEdward Nolan Realty Company as their agents, a sales commission in the

amount of Two-thousand and no/100 dollars for negotiating this sale. Payment of commission to be as speci-  
fied above.

The Seller agrees to convey said property to the Purchaser by general 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 pend-  
ing 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:

George W. Clark (SEAL)  
Purchaser George W. Clark

Clara V. Clark (SEAL)  
Purchaser Clara V. Clark

Norma Jean Vickery Bryan (SEAL)  
Seller Norma Jean Vickery Bryan

Seller \_\_\_\_\_ (SEAL)

Seller \_\_\_\_\_ (SEAL)

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Seller \_\_\_\_\_ (SEAL)

Seller \_\_\_\_\_ (SEAL)

Seller \_\_\_\_\_ (SEAL)

Witness to Seller's Signature

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

77 APR 21 PM 3:37

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

Rec 1.50 Index 1.00

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

(Name of firm) McEdward Nolan Realty Co., 1900 28th Ave. So., B'ham., Ala. 35209. 879-2811.

By George W. Clark Clara V. Clark Norma Jean Vickery Bryan Thomas A. Snowden, Jr. 35210