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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 _____

19770421000037440 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
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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 balance. 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 frontage of subject property.

subject to easements and restrictions of record.

 Seller agrees to pay commission to ~~HERBERT~~ 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 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.

4 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 REALTORS. 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 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:

Purchaser George H. Clark

Purchaser Clara V. Clark

Witness to Seller's Signature

Seller Norma Jean Vickery Bryan

100

Seller

Seller

Seller

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