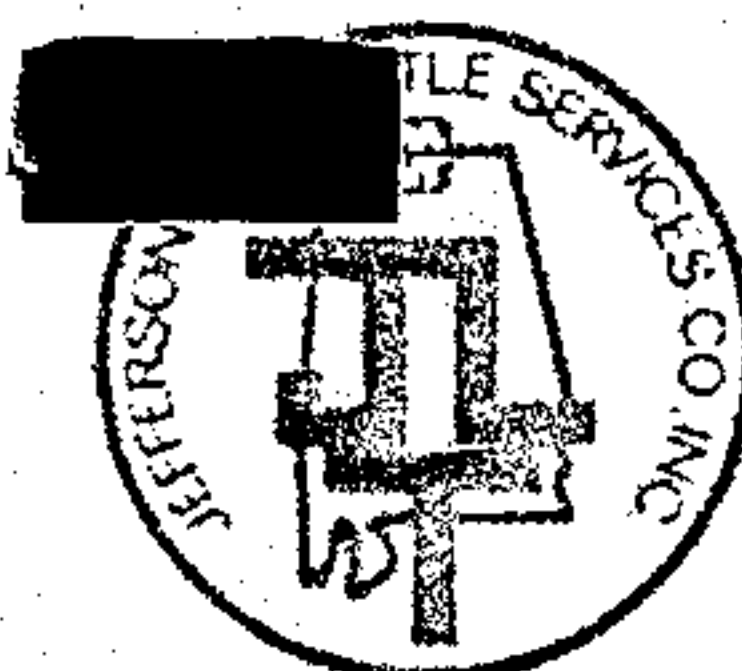


REAL ESTATE SALES CONTRACT

Approved by: Birmingham Board of Realtors
JUNE 19, 1974



Jefferson Land Title & Co., Inc.
316 21ST NORTH • P. O. BOX 16461 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

Birmingham, Alabama May 31, 1977
Pelham

The Undersigned Purchaser(s) Undersigned hereby agrees to purchase and
The Undersigned Seller(s) Undersigned 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:

Address _____
Legal Description: Lot _____ Block _____ Sector _____ Survey W 1/2 of NE 1/4 of

1/4 of Section 28, Township 21, Range 3 W and 50ft. right of way from Shelby Co. 80 known as
(Pine Ridge Trail) to said 20 acres following existing logging road, Shelby Co., Ala.

The Purchase Price shall be \$ 26,000.00, payable as follows:

Earnest Money, receipt of which is hereby acknowledged by the agent _____ \$ 2,000.00

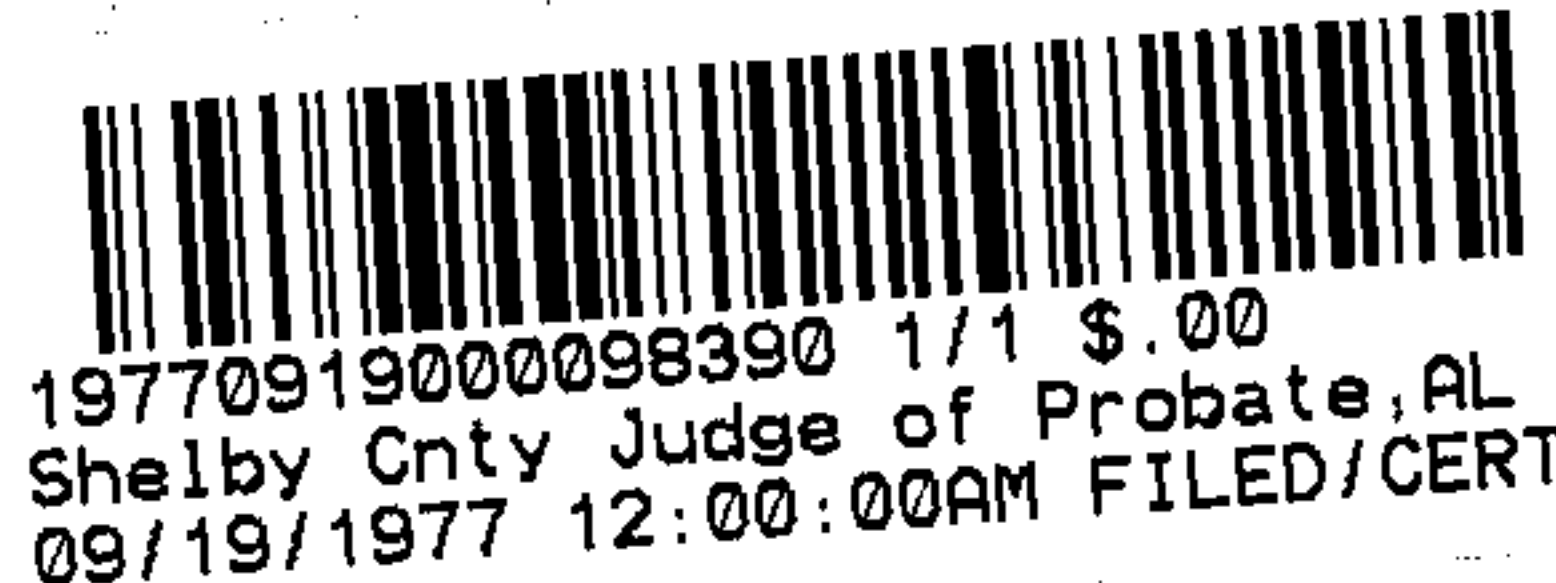
Cash on closing this sale _____ \$ 24,000.00 5-31-77

This contract subject to seller having survey on property purchased. YMR
This contract to close between July 20, 1977 and July 25, 1977.

Title policy to be subtracted from earnest money amount.

*IN THE EVENT THAT ONE OF THE PURCHASERS SHOULD DIE ALL EARNST MONEY WILL BE REFUNDED TO
THE SURVIVOR.*

SURVEY TO BE PAID BY SELLER, COST OF SURVEY TO BE PAID OUT OF EARNST MONEY 6-1-77



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 July 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: 0 days after delivery of the deed. The Seller hereby authorizes Randall Realty 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 _____

CENTURY 21 Southeast Realtors & Randall Realty as their agents, a sales commission in the amount of, 10% for negotiating this sale.

The Seller agrees to convey said property to the Purchaser by Survivorship 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.

David Matheson
Witness to Purchaser's Signature:

Robert H. H. H. (SEAL)
Purchaser

Myra J. Henderson (SEAL)
Purchaser

David Matheson
Witness to Seller's Signature

Francis M. Randall (SEAL)
Seller

Seller

Seller

Seller

Seller

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

(Name of firm) CENTURY 21 SOUTHEAST REALTORS Rec 26.00
By David Matheson Ind 1.50
28.50

GROENENDYKE AND SALTER
ATTORNEYS AT LAW
SUITE 500, TITLE BUILDING
2030 3RD AVENUE, NORTH
BIRMINGHAM, ALABAMA 35203