

✓ **BRADLEY-BRANCH REALTY** 2546

RESIDENTIAL & COMMERCIAL SALES

3237 LORNA ROAD • SUITE 203 • 205/823-6815 • BIRMINGHAM, ALABAMA 35216

February 5, 1976

3157



19771013000109240 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/13/1977 12:00:00 AM FILED/CERT

We, James Miles Brown and Betty Brown, do hereby acknowledge that our real property located at 1245 Bennett Drive, Alabaster, Alabama was listed by Bradley-Branch Realty, and during the term of the listing contract (11-25-75 to 2-25-76), Bradley-Branch Realty brought us a contract on said property which we accepted in writing, and agreed to pay Bradley-Branch Realty a sales commission of 6% of the total purchase price of \$30,800.00.

On February 1, 1976, we notified Bradley-Branch Realty that we wished to withdraw from the contract with the purchaser, C.F. Carden, and the same being agreeable with C.F. Carden.

Under the terms of the sales contract, we acknowledge that the sales commission of 6% of the total purchase price is due and payable to Bradley-Branch Realty. On this day of February 5, 1976, Bradley-Branch Realty is releasing any and all claims to said commission. In consideration of this release, we agree to pay Bradley-Branch Realty a sales commission of 6% of the total purchase price if said property is sold by us or anyone else on or before February 5, 1978.

SEE ATTACHED LEGAL DESCRIPTION

James Miles Brown
James Miles Brown

Betty Brown
Betty Brown

Walter Owen Bradley, Jr.
BRADLEY-BRANCH REALTY
By: Walter Owen Bradley, Jr.

BOOK 22 PAGE 89

BOOK 14 PAGE 218

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

1976 FEB -9 AM 8:02

Conrad M. Carden

JUDGE OF PROBATE

Bradley-Branch Realty
3237 Lorna Rd.
B'ham Ala - 35216



19771013000109240 2/2 \$.00
Shelby Cnty Judge of Probate, AL
10/13/1977 12:00:00 AM FILED/CERT

The following legal description was omitted in error, and is now being added.

From the northeast corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, run southerly along the east boundary line of said $\frac{1}{4}$ section for 250.0 feet; thence turn an angle of 91° 13' 39" to the right and run westerly for 425.0 feet to the point of beginning of the land herein described; thence continue along the last said course for 100.0 feet; thence turn an angle of 91° 13' 39" to the left and run southerly 200.0 feet; thence turn an angle of 88° 46' 21" to the left and run easterly 100.0 feet; thence turn an angle of 91° 13' 39" to the left and run northerly 200.0 feet to the point of beginning. This land being 0.459 acres, more or less, and being a part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 34, Township 20 South, Range 3 West.

BOOK 22 PAGE 90

SHelby COUNTY JUDGE OF PROBATE

1977 OCT 13 PM 12:29
JUDGE OF PROBATE

Rec. 300
Ind. 100
400