## REAL ESTATE SALES OPTION

ZSSCO 210

	•		180	Alabaster		May 2	19.79
		_	•	BinninghanxA	labama		<del></del>
For and in consideration of t	iic sain or	\$10,000		of which is hereby	T 1 T		ned
	hereinafter call	led "Purchaser"	his nominees, as	ereby grant unto_ ssigns, heirs or rep	oresentatives, th	e exclusive right	and option to
rchase upon the terms and c	onditions set out b	below, the follow	wing described r	eal estate togethe	er with all impro	ovement, shrubb	ery, plantings,
tures, and appurtenances, situ	tated in Shelby	<u>Y</u>	County, Alaban	na:		-	-
Idress None	<del></del>	n. Nion		Survey SE 1/	A of NIW I	// SW 1//	of NF 1/4
gal Description: Lot None	-		•				
I/ Z OI INV I/ 4 OI 3	E-1/4-OL-Sec-	<del>31,,,12,03,,</del>	VIAA OUO COI	manning-ros	**************************************		
This option shall be exercisa	ble on or before 5:(	00 P.M. on No	ovember 2,	1979			ing to the agent
e earnest money specified belonged to earnest money specified belo	w and by giving w	ritten notice to	the Seller, either	delivered in pers	on or by registe	red or certified : 5つ03	mail, addressed
seller at Oxford Gdil	aries 2412 3	econd Aver	nue monn,	orimingnam <sub>*</sub>	Mi dudina o	<u> </u>	<del></del>
the case of notice by Register	ed or certified mai	l. notice shall be	e deemed to have	been given at the	e time the notice	is properly mai	led in any U.S.
stal facility. Time as used in th	is paragraph is of t	he essence.		•		•	•
In the event this option is exchaser fails to exercise the op-	otion, the option mo	oney shall be for	feited and divide	d equally between	seller and agent		•
In the event this option is e	exercised by Purcha	aser, this agreer	ment shall becom	e a contract to pu	irchase the prop	erty on the follow	wing terms and
nditions: The purchase price shall be	,111,000		· ·	payable as foll	ows:		
Option Money	\$	10,000		payabic as ion			· · · · · · · · · · · · · · · · · · ·
Earnest Money	\$	1,000					
Cash on Closing	\$10	0.000			107905040000	54480 1/1 \$.00	
roperty to be conveye	ed as-is.				Shelby Cnty	Judge of Probat	te, AL
openy to be convey a	, ca	•	•		05/04/1979 1	2:00:00 AM FILE	ED/CERT
urchaser and seller to	share equally	v the sales	closing atto	rnev's fee			
5, 0., a50, a, a 50, a 5		, ,,,,					
ubject to easements,	conditions an	d restrictio	ns of record				
aplect to cascinctus.	COMMITTO IS CITY	G 1031110110	ris or record	•			
urahasawa aaraa ta aa	. rocardina fe	ac for mort	aaaa and da	~d	•	· · •	
urchasers agree to pay	recording re	es for more	gage and ae	ea.			
	•		•				••
· · · · · · · · · · · · · · · · · · ·	•	•	•				
The undersigned seller agre							
Said property is sold and is none ning classification  The taxes, insurance and e date of delivery of the deed a surance on the property to pro-	accrued interest of any existing adv	, and on the mortgag vance escrow de	ges, if any, are posits shall be cr	to be prorated edited to the Selle	ig located in a flo between the Se	od plain. eller and the P	urchaser as of
This sale shall be closed and ne within which to perfect title	or cure defects in the	he title to said p	roperty. Possessi	on is to be given o	n delivery of dee	d, if the property	is then vacant:
KXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	•	• ~					<b>-</b>
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	<del>-</del>			_		•	
all be forfeited as liquidated rnest money and option money	damages at the op so forfeited shall b	tion of the Sell e divided <del>equal</del>	ler, provided that the between the Se	t the Seller agree eller and his Agen	es to the cancell t. 70% Sell	lation of this con er - 30% A	ntract and said gent
THE COMMISSION PAYA					•		r REALTORS.
JT IS NEGOTIABLE BETWE cott-Long Realty, Inc	ERA 1~	ANDTHEAG	erivi and in this	contract, the sem	as their a	gents, a sales co	mmission in the
nount of, -10% 711,	000 124.					•	tiating this sale.
The Seller agrees to conve	y said property to	the Purchaser	by Genera	war	ranty deed, free		
reinabove set out and Seller a	nd purchaser agre	e that any encu	mbrances not he	rein excepted or	assumed may be	cleared at time	of closing from
les proceeds. Unless excepted herein, Sel	ler warrants that l	he has not receiv	ved any notificati	on from any gove	rnmental agency	of any pending	public improve-
ents, or requiring any repairs,				-, <del>-</del>			_
livery of the above deed.  This contract states the en	tire agreement be	tween the parti	ies and merges i	n this agreement	all statements.	representations.	and covenants
retofore made, and any other						^	
	•	•		-		<b>(i)</b>	. 1
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tness to Purchaser's Signature:			Purchaser			. (S	EAL)
	ZATE OF ALA. SHEL	BY CO.		to 1 5	tie in all	20-1	(a) =
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	France Co. Line	witer, fin	Moder !	<u> </u>		(S	EAL)
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•	,		Seller	•	•	(S)	EAL)
	•	•	:	•	. :		
· · · · · · · · · · · · · · · · · · ·	•		Seller			(S	EAL)
eceipt is hereby acknowledge of firm)	I the earnest mone	y CASH	⊔ CHECK as l	herein above set fo	orth		• • •
ame of firm)	•	-					