

Lawyers Title Insurance Corporation

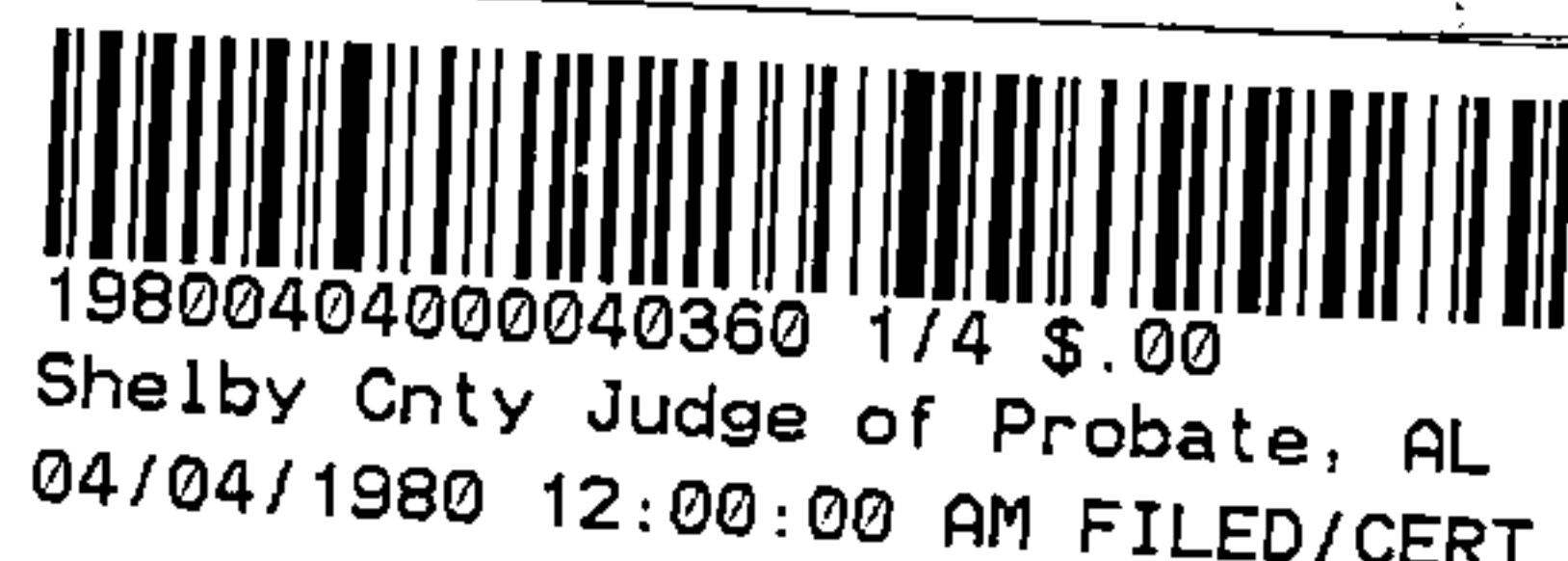
Birmingham, Alabama MAY 17, 1979

The Undersigned Purchaser(s) VERNON E. & GEORGIA M. OVERTURF hereby agrees to purchase and
The Undersigned Seller(s) A. D. CHANDLER COMPANY, INC. 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 KIRCALDY CIRCLE
Legal Description: Lot 21 Block 2 Sector INVERNESS Survey PHASE II

The Purchase Price shall be \$ 103,250.00, payable as follows:
Earnest Money, receipt of which is hereby acknowledged by the agent 23,500.00 \$
Cash on closing this sale 79,750.00 \$

LOT 21 BLOCK 2 SITUATED IN THE SW $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 19S, RANGE 2W AND
THE NW $\frac{1}{4}$ OF SECTION II TOWNSHIP 19S, R. 2W, SHELBY COUNTY, ALABAMA, INVERNESS.



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 _____, 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 _____ 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 _____

_____ as their agents, a sales commission in the amount of, NONE for negotiating this sale.

The Seller agrees to convey said property to the Purchaser by SEPT. 15, 1979 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.

Aneda H Chandler
Witness to Purchaser's Signature:

Witness to Seller's Signature

Vernon E. Overturf (SEAL)
Purchaser VERNON E. OVERTURF
Georgia M. Overturf (SEAL)
Purchaser GEORGIA M. OVERTURF
A. D. Chandler (SEAL)
Seller A. D. Chandler (SEAL)
Seller _____ (SEAL)
Seller _____ (SEAL)

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

(Name of firm)

By _____

Georgia M. Overturf
2913 Mc Alpine Circle
TS Room 35243

OWNER <u>Mr & Mrs Vernon Overton</u>		CONTRACTOR	ESTIMATE NO.
LOCATION <u>Myer Ness</u>	ARCHITECT	DATE	
ESTIMATOR	CHECKED BY	BID DATE	
JOB DESCRIPTION			

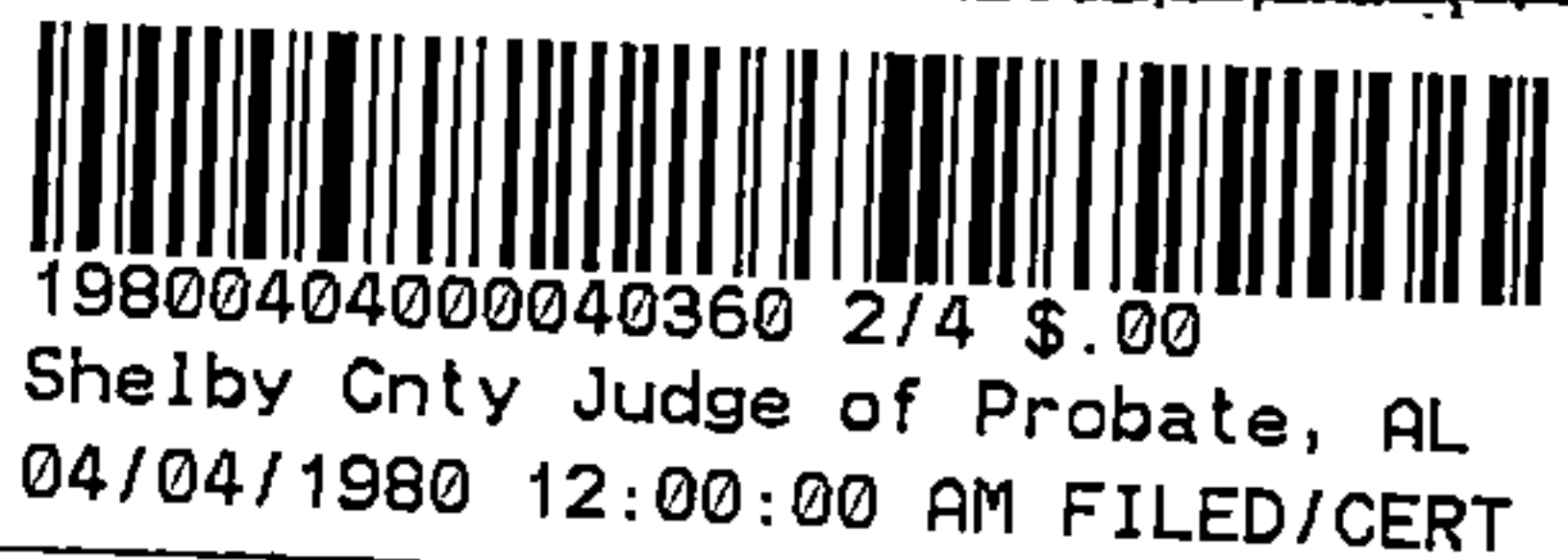
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DESCRIPTION	QUANTITY	MATERIAL	LABOR	SUBCONTRACT	TOTAL
Survey					150
Conc. Drain line					375
Clearing & grubbing					275
Grading					350
Layout					290
Batter boards					100
Conc. foundation					525
Conc. blocks & labor					750
Mortar					525
Water proofing					500
Gravel for floor					275
Drain lines under floor					200
Poly for floor					75
Metal wall ties					35
Lintels for windows					110
brick & labor					1780
Mortar for brick					525
felt					75
Lumber for framing					7250
labor for framing					3600
Windows & doors black in. (insulated windows)					1600
Styrofoam insulation					1050
Siding for exterior & labor					4275
Wall insulation					450
Attic insulation					600
Painting (outside)					450
Electrical wiring					1700
Sheetrock					750
Sheetrock labor					1600
trim					950
labor for trim					800
Heating & A/c					5200
Plumbing					3800
Wood decks					2300
Painting inside					1400
Cabinets					2975
light fixtures					1000
garage doors					650

TOTAL COSTS

MISC. JOB EXPENSES

AMOUNT

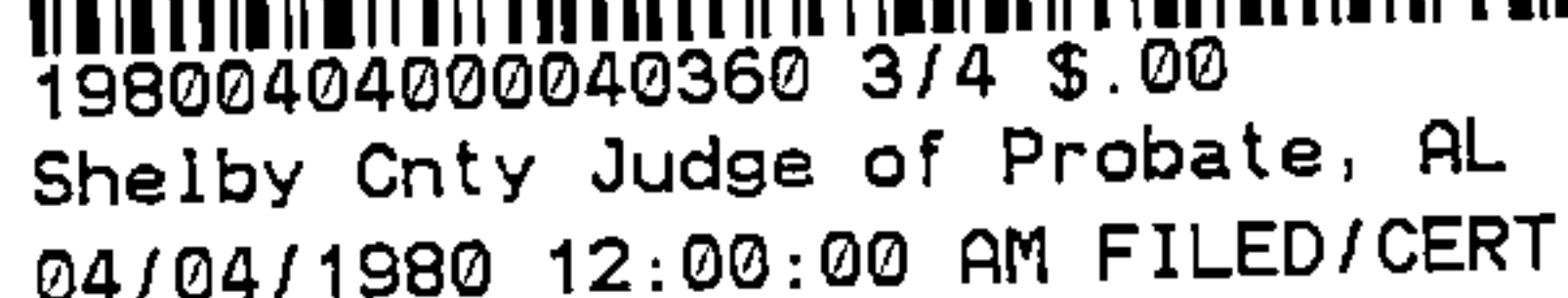


OVERHEAD %

PROFIT %

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DESCRIPTION	QUANTITY	MATERIAL	LABOR	SUBCONTRACT	TOTAL
Roofing & labor.					1150
Roofing felt.					150
Wood Beams.					300
fire place.					700
rock for fireplace					475
Roof flashing.					100
Ceramic tile.					1150
Wall paper.					1200
Conc. floor.					1750
Conc. finishing					680
Mirrors					300
toilet accessories & door Hardware					650
front deck & Steps.					275
Appliances. Kitchen					850
Carpet. installed.					2100
Vinyl kitchen floor.					480
Clean up.					275
Rough grading.					120
Sewer.					600
landscaping.					1375
Scaffolds (Rented)					390
Driveways. & labor.					1250
Construction loan (Interest) (figured on 5 mo.) @ 15 1/2%					2500
Misc. job apponce.					375



TOTAL COSTS

MISC. JOB EXPENSES

AMOUNT

$\$29,350.00 \times 15\% = \$4,392.50$
 $\underline{10,402.50}$
 $\underline{79,752.50}$
 $\underline{23,500.00}$ (2nd)
 $\$103,252.50$

	OVERHEAD	%
General & Administrative	800	16.7
Selling Expenses	1,200	25.0
Total Overhead	2,000	41.7
Cost of Sales	4,800	100.0
Total Cost	6,800	141.7

PROFIT / %

100-242,000 Lab 250

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CHANGE ORDER #1

Items listed below are to become a part of contract dated May 17, 1979.

19800404000040360 4/4 \$.00
Shelby Cnty Judge of Probate, AL
04/04/1980 12:00:00 AM FILED/CERT