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GE CONTRACT

LAND TITLE COMPANY OF ALABAMA
317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203

PHONE 251-2871

Form approved by Birmingham Area Board of Realtors, Inc. July 1977

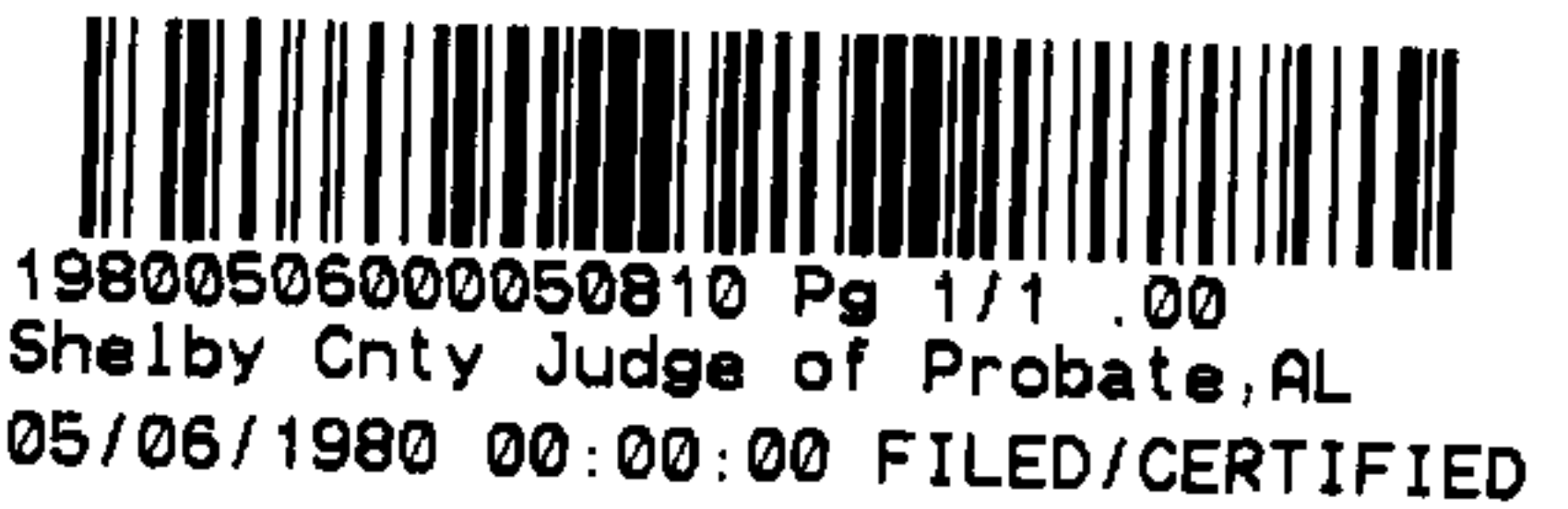
Pelham 3-11 1980
Birmingham

The Undersigned Purchaser(s) UNDERSIGNED hereby agrees to purchase and
The Undersigned Seller(s) UNDERSIGNED hereby agrees to sell
the following described Real Estate, together with all improvements, shrubbery, plantings, fixtures, and appurtenances, situated in Shelby
County, Alabama, on the terms stated below:

610 12th Ave. S.W. Lot 63 No Block Map BK-298
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The Purchase Price shall be \$ 8,000.00 payable as follows:
Earnest Money, receipt of which is hereby acknowledged by the agent \$ 1000.00
Cash on closing this sale \$ 7000.00

Contingent on sellers holding Mortgage for
5 years at 8% interest on \$7000.00



Any additional provisions set forth on the reverse side hereof, initialed by all parties, are hereby made a part of this contract.
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 subject to present zoning classification Res and Not being located in a flood plain.
The taxes, insurance and accrued interest on the mortgages, if any, are to be prorated between the Seller and 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 hazard 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 3 weeks, 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: April 3 (Approx.) days after the deed. The Seller hereby authorizes Chambers Realty Co. 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 AREA BOARD OF REALTORS, INC., BUT IS NEGOTIABLE BETWEEN THE SELLER AND THE AGENT, and in this contract, the seller agrees to pay

Chambers Realty Co. as their agents, a sales commission in the amount, 10% of sales price for negotiating this sale.

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 and purchaser agree 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, which warranty shall survive the delivery of the above deed.
It shall be the responsibility of the purchaser to satisfy himself at purchasers expense, that any warranties or repairs called for in this contract are complied with prior to closing. The agent makes no representation or warranty of any kind as to the condition of the workmanship in the dwelling and improvements subject of this contract.
This contract states the entire agreement between the parties and merges in this agreement all statements, representations, and covenants heretofore made, any other agreements not incorporated herein are void and of no force and effect.

Witness to Purchaser's Signature: Billie Williams Purchaser (SEAL)
William B. Williams Purchaser (SEAL)

Witness to Seller's Signature: Winston Nixon Administrator Seller (SEAL)
By their agent Billie Williams Seller (SEAL)
Edper telephone conversation 3/17/80 Seller (SEAL)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1980 MAY -6 PM 2:32
JUDGE OF PROBATE
Receipt is hereby acknowledge of the earnest money ☐ CASH ☒ CHECK as herein above set forth
By Don Murphy
Pelham 3-11