

Buyers Title Insurance Corporation

Shelby County, Alabama, February 14, 1979

The Undersigned Purchaser(s) Theodore P. Beck & Vicki E. Beck hereby agrees to purchase and
The Undersigned Seller(s) Mrs. George Howell hereby agrees to sell
the following described real estate, improvements, shrubbery, plantings, fixtures, and appurtenances, situated in Shelby County,
Alabama, on the terms stated below:

Part of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 2, Township 22 South, Range 3 West; Shelby County,
Alabama, being more particularly described as follows:

Address _____

Legal Description: Lot _____ Block _____ Sector _____ Survey _____

From the Northeast corner of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section, run in a southerly direction
along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 49.54 feet to the Southeast
corner of Lot 11, Block 3, Meadowgreen, a map of which is recorded in the office of the
(continued on second page)**

The Purchase Price shall be \$ 28,200.00, payable as follows:

Earnest Money, receipt of which is hereby acknowledged by the agent. \$ 200.00

Cash on closing this sale. \$ 6,000.00

Purchase money mortgage payable in eleven (11) \$ \$22,000.00

annual installments beginning January 31, 1981 \$ \$28,200.00

and the 31st of January of each year following until paid in full. Said mortgage to bear interest at the rate of 9% per annum. Should the above said
interest rate be determined to be illegal or above the maximum limit, at any time thereafter
said seller shall have the right and option to accelerate the remaining indebtedness due on
said note and mortgage and to declare the entire principal due and payable immediately within
30 days thereof, and failure by said seller to so accelerate said indebtedness shall not in
any way constitute a waiver of seller's right to so accelerate at any time thereafter and during
the term of said note and mortgage. Said property shall be conveyed to the purchasers under
the restrictions and conditions that purchasers build a personal residence on the above
described property and that said property so conveyed will not be further subdivided nor will
other residences or structures be built thereon other than the principal personal residence
of the purchasers and any out buildings used in connection therewith. In the event purchaser
decide or elect to sell said property during seller's lifetime, the purchasers give seller
the right of first refusal to repurchase said property. In the event such a decision to sell
(continued on second page)***

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 encum-
berance 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 February 28, 1980, 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 herself 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 REAL-
TORS, BUT IS NEGOTIABLE BETWEEN THE SELLER AND THE AGENT, and in this contract, the seller agrees to pay _____

N/A as their agents, a sales commission in the
amount of, N/A 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 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 pend-
ing 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.

[Signature]
Witness to Purchaser's Signature:

[Signature]

[Signature]
Witness to Seller's Signature

[Signature]

[Signature]

[Signature]

[Signature] (SEAL)
Purchaser

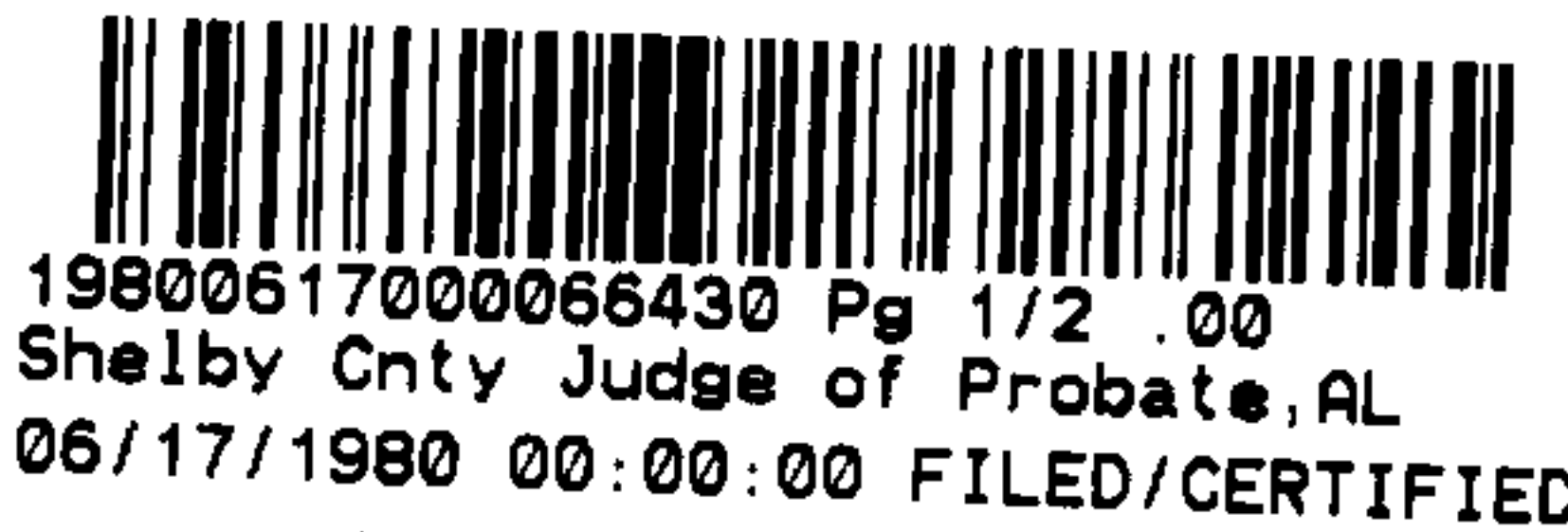
[Signature] (SEAL)
Purchaser

[Signature] (SEAL)
Seller

[Signature] (SEAL)
Seller

[Signature] (SEAL)
Seller

[Signature] (SEAL)
Seller



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

(Name of firm)

ROBERT L. DUSTIN
165 West Valley Ave.

By _____

** Judge of Probate of Shelby County, Alabama, in Map Book 6, Page 59, thence continue along last mentioned course for a distance of 922.00 feet to the point of intersection with the North right-of-way line of Shelby County Highway No. 22 being the point of beginning, thence turn an angle to the right of 180 deg. and run in a northerly direction for a distance of 922.00 feet to the Southeast corner of said Lot 11, Block 3, thence turn an angle to the left of 87 deg. 29 min. 12 sec. and run in a westerly direction along the south line of said Block 3, Meadowgreen Subdivision for a distance of 500.00 feet, thence turn an angle to the left of 92 deg. 30 min. 48 sec. and run in a southerly direction for a distance of 762.00 feet to the point of intersection with the north right-of-way line of Shelby County Highway No. 22, thence turn an angle to the left and run in a Southeasterly direction along the curved north right-of-way line of said Shelby County Highway No. 22 for a distance of 538 feet, more or less, to the point of beginning, containing 9.4 acres, more or less.

*** said property shall be made by purchasers, before offering the property for sale to any other person, firm or corporation, purchasers shall notify the seller of the purchase price and terms and conditions of sale and seller shall have 30 days from the date thereof to either reject the purchase thereof or elect to exercise the right of first refusal. Seller also grants to purchasers the right of first refusal to purchase the remaining 15 acres, more or less, of seller's property adjacent to the above described property should seller elect to sell the same in the future and their right of first refusal shall be exercisable exactly as provided above in reference to seller's right of first refusal on subject property.

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SHelby COUNTY, ALABAMA
I CERTIFY THIS
JULY 17 1980

1980 JUN 17 PM 2:57

John W. Shumaker, Jr.
JUDGE OF PROBATE

Rec. 3.00
Ind. 1.00
4.00

19800617000066430 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
06/17/1980 00:00:00 FILED/CERTIFIED