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Shelby Cnty Judge of Probate, AL
07/17/1980 00:00:00 FILED/CERTIFIED

U.S. POSTAL SERVICE
SHORT FORM LEASE

THE UNDERSIGNED, hereinafter called the Lessor, hereby leases to the United States Postal Service, hereinafter called the Postal Service, the premises hereinafter described for postal purposes, pursuant to the terms and Conditions described herein and contained in General Conditions to Short Form Lease, Form 7417-A, attached hereto.

1. LOCATION. The premises are located at:

(Address)	(City)	(County)	(State and ZIP Code)
East side of Four Mile Road	Wilsonville	Shelby	AL 35186

upon which is or will be located a one story masonry building and which property contains or will contain areas and spaces, improvements and appurtenances as follows:

See Attachment "A" by this reference is hereto made a part hereof.

AREA	DIMENSIONS	NET SQ. FT.	AREA	DIMENSIONS	NET SQ. FT.
FIRST FLOOR			DRIVEWAY		
PLATFORM			PARKING & MANEUVERING		
STORAGE OF VEHICLES (No. of Units)			OTHER (Describe)		

2. TERMS-(in each case two (2) of the following paragraphs, "A", "B" and "C" must be deleted)

~~Month-to-Month.~~ This is a month-to-month tenancy for an indefinite period beginning _____, 19____, and may be terminated at any time by either party giving to the other a thirty days' written notice, any such notice given by Lessor to be directed to the Contracting Officer.

~~Fixed Term.~~ To have and to hold said premises with their appurtenances for a term of thirty (36) months beginning November 1, 1980, and ending October 31, 1983.

~~(2) This agreement may be renewed, at the option of the Postal Service, providing that 30 days' written notice is given before the end of the fixed term, for the following separate and consecutive terms and at the following monthly rentals:~~

NO. MONTHS	AT (PER MONTH RENTAL)	NO. MONTHS	AT (PER MONTH RENTAL)	NO. MONTHS	AT (PER MONTH RENTAL)
(a) 24	\$ 250.00	(b)	\$	(c)	\$

~~Automatic Renewal.~~ To have and to hold the said premises with their appurtenances for a term of one year beginning _____, 19____. Thereafter this agreement shall renew itself from year to year unless thirty days before the end of any annual term the Lessor gives written notice of termination, delivered to the Contracting Officer. The Postal Service may terminate this agreement at any time by giving thirty days' written notice to the Lessor.

3. RENTAL. The Postal Service shall pay the Lessor monthly rental of \$ 225.00 payable at the end of each month. Rent for part of a month shall be prorated. Rent checks shall be made payable to: A. B. Carder or Gladys Carder Drawer D, Wilsonville, AL 35186

4. Lessor, as part of the rental consideration, shall furnish the following utilities, services and equipment: heating, lighting air conditioning, water, sewerage system as presently installed.

5. OTHER PROVISIONS. The following additional provisions, modifications, riders, layouts and/or forms were agreed upon prior to execution and made a part hereof: paragraphs 2A, 2B and 2C are deleted. The lessor shall repair the roof and repaint the workroom by July 1, 1980. The Postal Service shall pay the utility bills.

6. The undersigned has completed and attached hereto Form 7319-B, Representations and Certifications.

EXECUTED BY LESSOR	ACCEPTANCE BY POSTAL SERVICE
By: <u>A. B. Carder and Gladys Carder</u> (Signature) A. B. Carder and Gladys Carder (H/W) (Print Name & Title) Identifying No.: SSN : <u>[REDACTED]</u> Address: <u>Drawer D</u> <u>Wilsonville, AL 35186</u> <u>205/669-6173</u> (City, State and ZIP Code) (Telephone)	By: <u>James T. Coe</u> James T. Coe Title: <u>Field Supervisor, Real Estate</u> (Contracting Officer) Address: <u>USPS, 416 Federal Annex</u> <u>Atlanta, GA 30304</u>

ATTACHMENT "A"

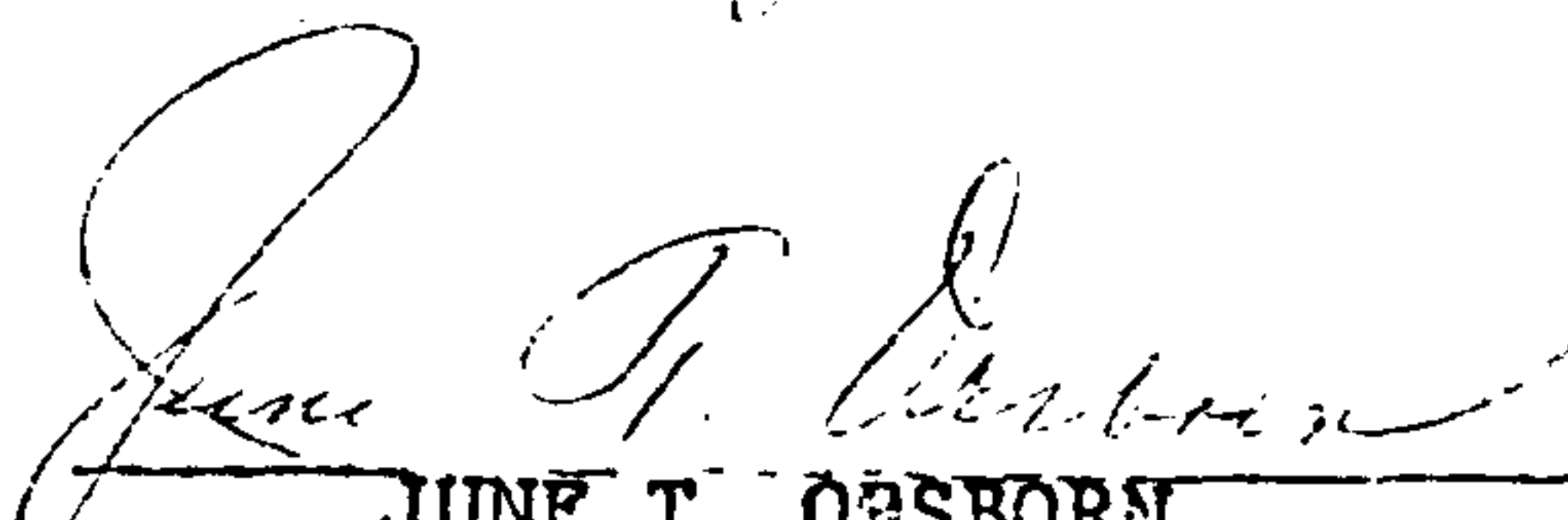
A brick and cement block building providing about 1,068 square feet of inside space; exclusive use of paved driveway and maneuvering area about 6,120 square feet situated on property described as follows: Begin on the East side of Four Mile Road where the cemetery joins the McEwen Property; go South along the East side of Four-mile Road a distance of 75 feet to the point of beginning; thence South along the East side of Four-mile Road a distance of 60 feet; thence East a distance of 140 feet; thence North a distance of 60 feet; thence West a distance of 140 feet to point of beginning; making a parcel of land uniformly 60 feet wide and 140 feet deep, said property being in the Town of

Wilsonville, Shelby County, Alabama

STATE OF GEORGIA
COUNTY OF DEKALB

Personally appeared before me, James T. Coe, who being by
me first duly sworn, states that he is the Field Supervisor,
Real Estate, Field Real Estate and Buildings Office of the
United States Postal Service, Atlanta, Georgia, and that
he executed the foregoing and annexed Lease and that said
writing was signed by him in behalf of the United States
Postal Service by its authority duly given. The said
James T. Coe acknowledged said writing to be the act and
deed of the United States Postal Service.

WITNESS my hand and Notarial Seal, in the County and State
aforesaid, this 30th day of June 1980.



JUNE T. ORSBORN
Notary Public, State of Georgia at Large

My commission expires: 01-09-84

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FORM OF ACKNOWLEDGMENT FOR HUSBAND AND WIFE

State of Alabama)
County of Shelby) SS:

Personally appeared before me, a Notary Public in and for the County and State aforesaid, _____

A. B. Carder who is known to me to be
the same person who executed the foregoing lease, and who acknowledged that he signed, sealed, and delivered
the same as his free and voluntary act for the uses and purposes therein set forth.

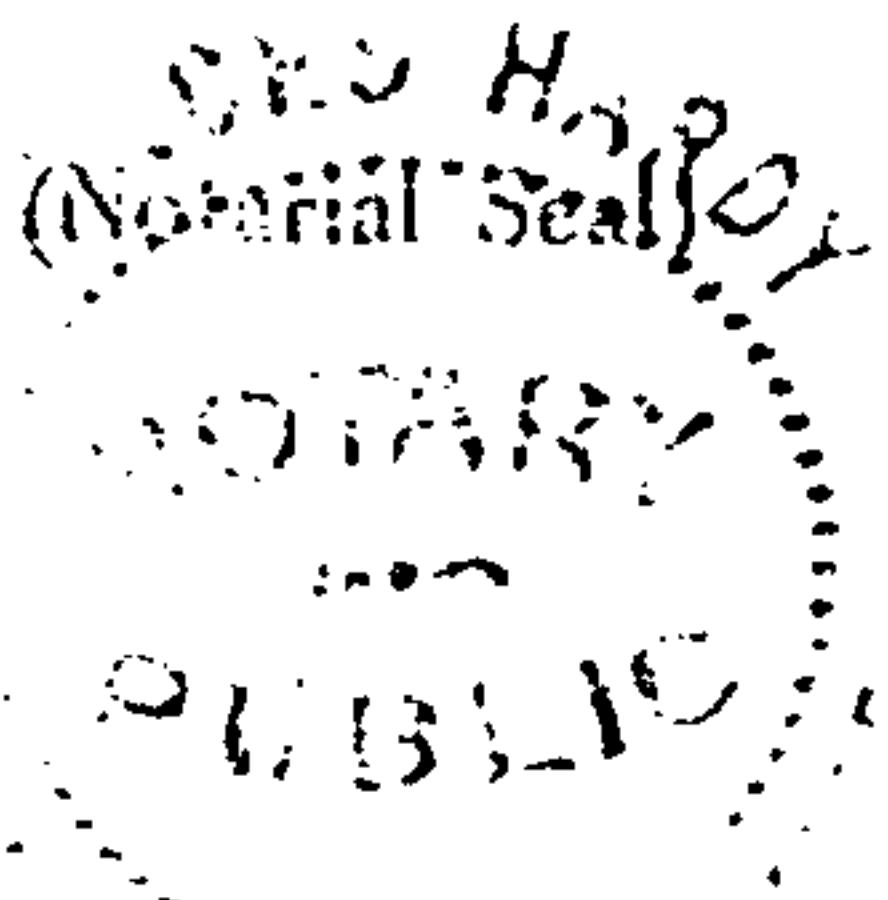
And on the same day also voluntarily appeared before me Gladys Carder,
wife of the said A. B. Carder to me well known as the person
signing said lease, and in the absence of _____

said _____ declared that she had of her own free will signed and sealed
the foregoing lease for the purposes therein contained and set forth, including the release of homestead and dower
therein, of which she had full knowledge, without compulsion or undue influence of her said husband.

Witness my hand and notarial seal, in the County and State aforesaid, this 21 day of
May, 19 80.

Frances Hardy
Notary Public

My commission expires My Commission Expires September 3, 1983



1980 JUL 17 PM 2:59
SHELBY COUNTY JUDGE OF PROBATE
OFFICE

Deed Tax - 12.00
Rec. - 6.00
Sub. - 1.00
19.00