

246
SALES CONTRACT

19810908000096850 1/5 \$.00
Shelby Cnty Judge of Probate, AL
09/08/1981 12:00:00 AM FILED/CERT

Birmingham, Alabama

August 25, 1980

The undersigned Purchaser, Cynthia R. Silberman, her designees or assigns hereby agrees to purchase and the undersigned Sellers hereby agree to sell the following described real estate, improvements, trees, shrubbery, plantings, fixtures and appurtenances situated in Shelby County, Alabama, on the terms stated below:

Legal Description: SEE EXHIBIT "A", SAID PARCEL CONTAINS FORTY (40) ACRES M/L, BEING THE NW1/4 OF THE SW1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 4 WEST, OF THE HUNTSVILLE MERIDIAN, SHELBY COUNTY, ALABAMA.

(Located approximately 1/2 mile West of So. Shades Crest Road)

The Purchase Price shall be	\$35,000.00
Earnest Money, receipt of which is hereby acknowledged by the agent	500.00
Cash on closing	<u>34,500.00</u>

Subject To Easements And Restrictions Of Record.

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This offer to purchase is contingent upon Purchaser securing reasonable access through the adjoining property (See Exhibit "B") from the adjoining property owner off of So. Shades Crest Road, and further contingent upon this Ingress and Egress right being an instrument of record and recorded in the proper manner.

The undersigned Sellers agree 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 against loss on account of any defect or encumbrance in the title, unless herein excepted, otherwise the earnest money shall be refunded in full to the Purchaser.

Said property is sold and is to be conveyed subject to zoning classification, No Zoning in Shelby County, and Not being located in a flood plain. The taxes are to be prorated between the Sellers and Purchaser as of the date of delivery of the deed. The sale shall be closed and the deed delivered on or before December 31, 1981, except that the Sellers 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.

The Sellers hereby authorize SHIRLEY "K" & ASSOCIATES, INC. to hold earnest money in trust for the Seller pending the fulfillment of this contract. The licensed real estate agent in this transaction is SHIRLEY "K" & ASSOCIATES, INC., said agent shall be entitled to a commission of Ten (10%) of the purchase price, payable from such purchase price by the Sellers.

Conveyance shall be by general warranty deed executed by Sellers. Deed to be drawn in favor of Cynthia R. Silberman, her designees or assigns.

SHIRLEY "K" & ASSOCIATES
1891 HOOVER COURT
B' HAM. ALA. 35226

1.

This contract in its entirety shall be contingent upon Purchaser securing a flexible type easement across the adjoining property off So. Shades Crest Road for ingress and egress in recordable form.

This contract states the entire agreement between the parties, and there are merged in this agreement all statements, representations and covenants heretofore made; and other agreements not incorporated herein are void and of no force and effect; and all warranties herein made shall survive the delivery of the deed.

Witness to Purchaser's Signature

Shirley Keydozinas

Carroll R. Lumsden
Purchaser

The foregoing offer is hereby accepted subject to the terms, provisions and conditions set out above.

Mary E. Brennan
Mary E. Brennan

David G. Little
David G. Little

Gerald F. Brennan
Gerald F. Brennan

Mary Lillian Clupper
Mary Lillian Clupper

Lewis Clupper
Lewis Clupper

Donald R. Clark
Donald R. Clark

Ronald W. Little
Ronald W. Little

Shirley J. Little
Shirley J. Little

Jewell R. Ellison
Jewell R. Ellison

A. W. Little, Jr.
A. W. Little, Jr.

Fern Little
Fern Little

Jack E. Metcalfe

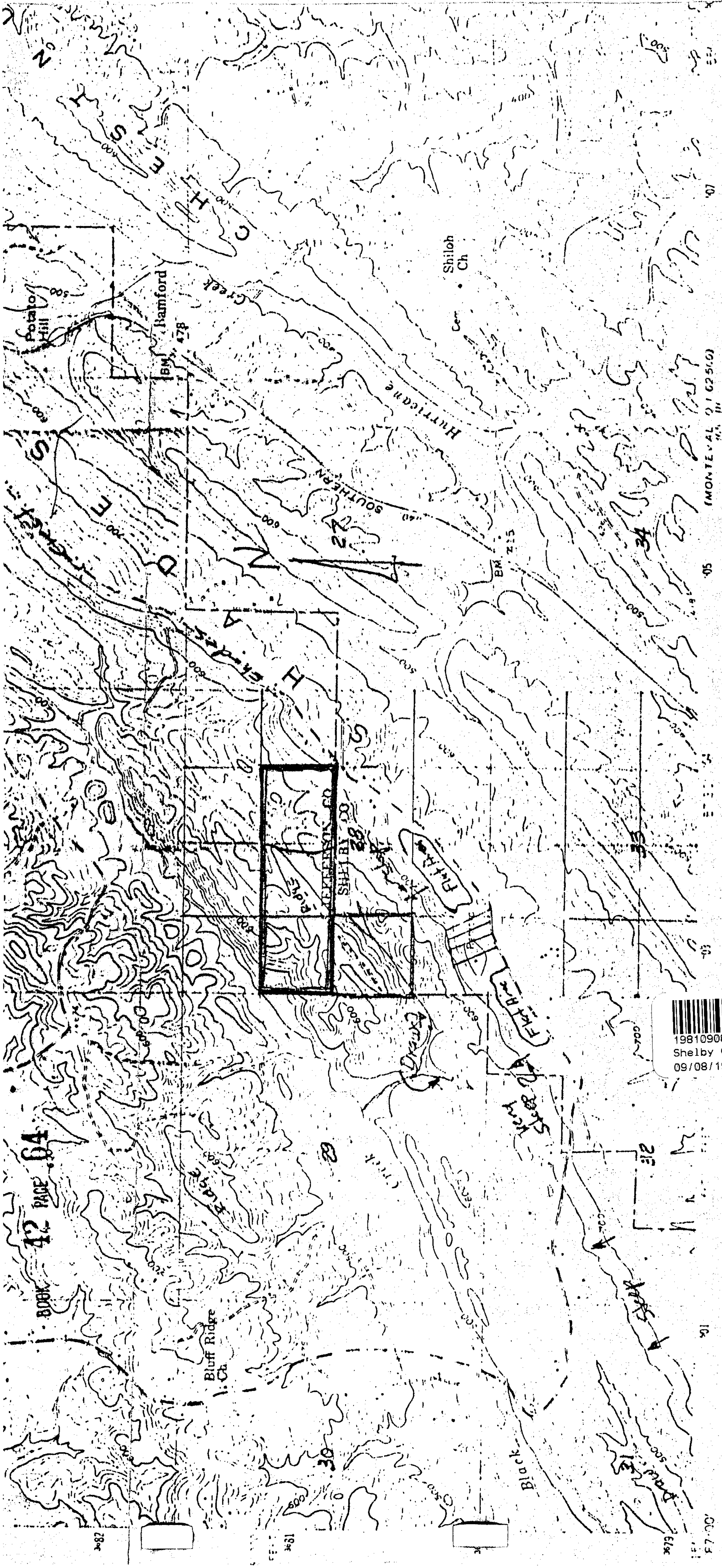
Herbert Little

Receipt is hereby acknowledged of the earnest money (cash X check) as hereinabove set forth.

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SHIRLEY "K" & ASSOCIATES, INC.

Shirley Keydozinas
REALTOR - BROKER



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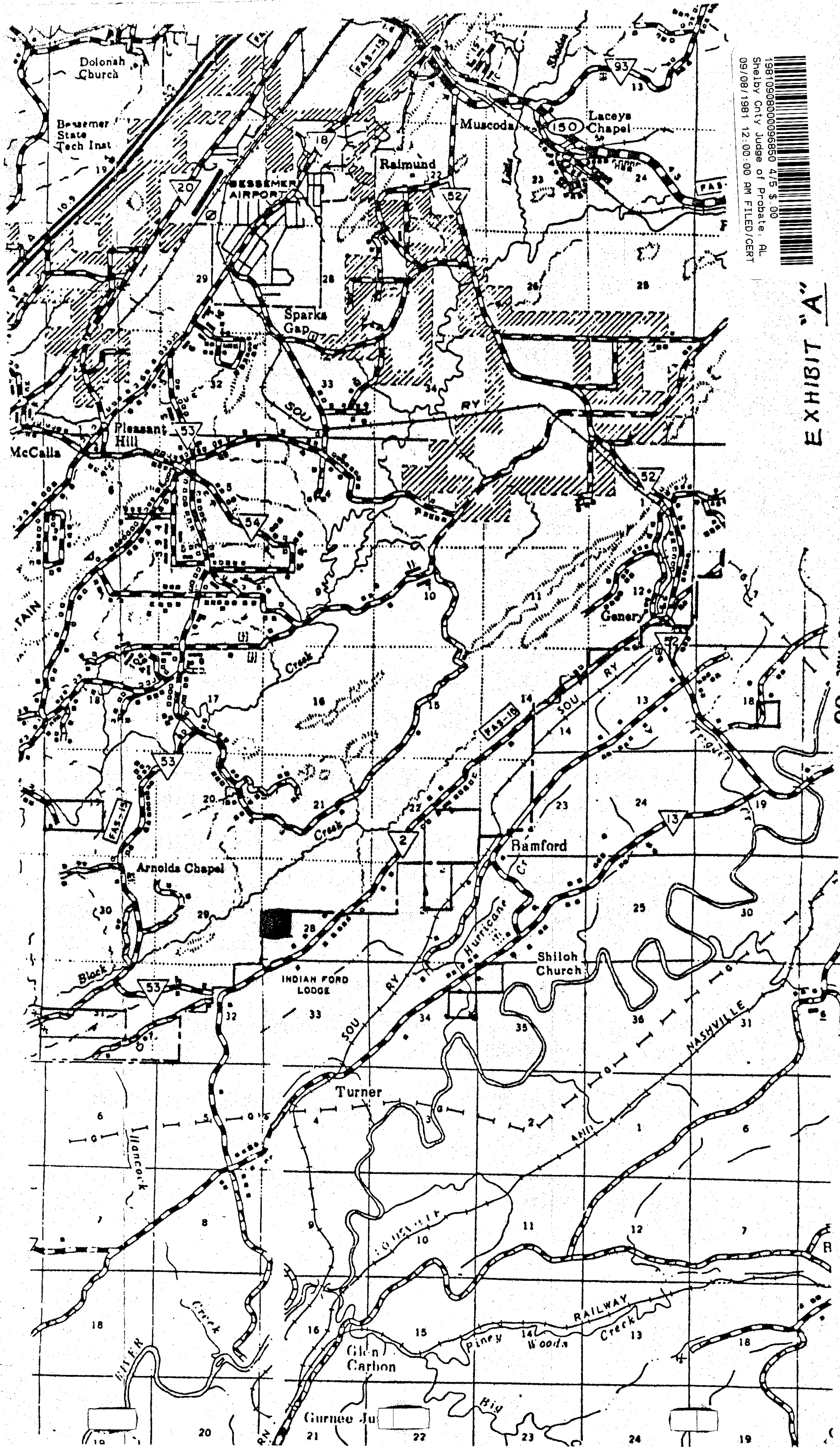
19810908000096850 3/5 \$.00
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Mapped, plotted and plotted by the Georgia Survey

PLANNING ASSOCIATES, INC.
CIVIL ENGINEERS SURVEYORS
CITY FEDERAL BUILDING
BIRMINGHAM, ALA. 35203
PHONE 254-3461

EXHIBIT "B"

FOR SALE BY U.S. GEOLOGICAL SURVEY WASHINGTON, D.C. 20508



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EXHIBIT "A"

UNIT 14 PART 00

OHIO DEPARTMENT OF HEALTH
DIVISION OF VITAL STATISTICS
CERTIFICATE OF DEATH

Reg. Dist. No. 3101
Primary Reg. Dist. No.

State File No.
Registrar's No.

DECEASED NAME First Middle Last Jack Ellison Metcalfe			SEX Male	DATE OF DEATH (Mo., Day, Year) June 19, 1981		
IF (e.g., White, Black, Ameri- Indian, etc.) (Specify)	AGE—Last Birthday (Years) 51	UNDER 1 YEAR Mos. Days 5b.	UNDER 1 DAY Hours Mins. 5c.	DATE OF BIRTH (Mo., Day, Yr.) 4-2-30	COUNTY OF DEATH Hamilton	
VILLAGE OR LOCATION OF DEATH Cincinnati, Ohio		HOSPITAL OR OTHER INSTITUTION—Name (If not in either, give street and number) General Hospital			IF HOSP. OR INST. Indicate DOA, OP/Emer. Rm., Inpatient (Specify) DOA	
DATE OF BIRTH (If not in U.S.A., name city)	CITIZEN OF WHAT COUNTRY Ohio USA	ORIGIN OR DESCENT (Italian, Mexican, German, English, Cuban, Puerto Rican, etc.) (Specify) American		SOCIAL SECURITY NUMBER 423-28-5936		
DECEASED EVER IN U.S. ARMED FORCES? (If yes, give dates of service) Unknown Yes 5-22-52 5-21		MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) 54 Divorced		SURVIVING SPOUSE (If wife, give maiden name) None		
OCCUPATION (Give kind of work done during most of working life, even if retired) Carpenter			KIND OF BUSINESS OR INDUSTRY Home, Bldg.			
RESIDENCE—STATE Ohio	COUNTY Hamilton	CITY, VILLAGE OR LOCATION Cincinnati		STREET AND NUMBER 225 W. 9th	INSIDE CITY LIMITS (Specify Yes or No) Yes	
FATHER—NAME First Middle Last William Metcalfe		MOTHER—MAIDEN NAME First Middle Last Lois Ellison				
GUARDIAN—NAME (Type or Print) Lillian Clupper		MAILING ADDRESS (Street or R.F.D. No.) 708 Nutwood,		CITY OR TOWN Bowling Green, Ky	STATE 42101	
CAUSE OF DEATH DEATH WAS CAUSED BY: (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c)) Arteriosclerotic heart disease					APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH	
IMMEDIATE CAUSE (a) DUE TO, OR AS A CONSEQUENCE OF: Arteriosclerotic heart disease					 19810908000096850 5/5 \$.00 Shelby Cnty Judge of Probate, AL 09/08/1981 12:00:00 AM FILED/CERT	
(b) DUE TO, OR AS A CONSEQUENCE OF:						
(c) DUE TO, OR AS A CONSEQUENCE OF:						
OTHER SIGNIFICANT CONDITIONS: Conditions contributing to death but not related to cause given in Part I (a)					AUTOPSY (Yes or No) 19a. No	WAS CASE REFERRED TO CORONER (Specify Yes or No) 19b. Yes
MURDER, HOMICIDE, UNDET., HANGING INVEST. (Specify)		DATE OF INJURY (Month, Day, Year)		HOUR 20c.	HOW INJURY OCCURRED (Enter nature of injury in Part I or Part II, item 18) 20d.	
AT WORK (Yes or No)		PLACE OF INJURY At home, farm, street, factory, office bldg., etc. (Specify) 20f.		LOCATION (Street or R.F.D. no., city or village, state, zip) 20g.		
To be Completed by ATTENDING PHYSICIAN Only			To be Completed by CORONER Only			
21a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) 21b. DATE SIGNED (Mo., Day, Year)			22a. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated: (Signature and Title) 22b. DATE SIGNED (Mo., Day, Year)			
21c. HOUR OF DEATH M			22c. HOUR OF DEATH found about 5:00 P.M.			
21d. ON June 19, 1981			22d. ON June 19, 1981			
21e. AT 6:45 P.M.			22e. AT 6:45 P.M.			
NAME AND ADDRESS OF CERTIFIER (PHYSICIAN OR CORONER) (Type or Print) Frank P. Cleveland MD., Coroner, 3159 Eden Ave., Cincinnati, OH. 45219						
METHAL CREMATION, DATE OTHER (Specify)		NAME OF CEMETERY OR CREMATORY		LOCATION (City, village, or county) (State)		
Burial 6-24-81		Sharon		Augusta, Ky RFD		
NAME OF FUNERAL DIRECTOR Richard E. Eliot		LIC. No. 7440 A		FUNERAL DIRECTOR'S SIGNATURE Matthew C. Hennessey Jr		
FIRM AND ADDRESS Metcalfe-Hennessey		STREET NO. 310 E. 4th		CITY Augusta, Ky		
STATE REC'D BY JUL 01 1981		REGISTRAR'S SIGNATURE Joanita M. Adams		DATE PERMIT ISSUED		
JUL 01 1981		JUL 01 1981		SIGNATURE OF PERSON ISSUING PERMIT STATE OF ALA. SHELBY CO. I CERTIFY THIS DOCUMENT WAS FILED		

I hereby certify this to be a true and correct photographic copy
of the certificate on file with the Cincinnati Board of Health.

Joanita M. Adams
Local Registrar

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Reg. 12.00
Ind. 1.00
13.00