

Shelby COUNTY)

CONTRACT OF SALE

DATE 7-5-84

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The undersigned Seller hereby agrees to sell, and the undersigned Purchaser hereby agrees to purchase the following described real estate in fee simple on terms stated: A tract of land situated in the West 1/2 of the N.W. 1/4 of Section 18, Township 18 South, Range 1 East and more particularly described as follows: Commence at the S.W. Corner of the S.W. 1/4 - N.W. 1/4 of the above described section and in a N. direction along the W line of said quarter - quarter run a distance of 329.91 ft. to the pt. of beginning; thence continue along the last named course for a distance of 329.91 ft.; thence turn an angle of 89° 32' 22" to the right for a distance of 1340.99 ft. to the E line of said quarter - quarter; thence turn an angle of 90° 27' 38" to the right and along said E line of said quarter - quarter for a distance of 1340.99 ft.; thence turn an angle of 89° 32' 22" to the right for a distance of 1340.99 ft. to the point of beginning. Subject to a 20.0 ft easement along entire East side for public road

The purchase price is to be \$ 100.00, payable \$ 100.00 in cash to Seller as earnest money and part of the purchase price, the receipt of which is hereby acknowledged, and the remainder payable in 0 equal consecutive monthly installments of 0

which said amount includes interest at 0% per annum; beginning 0, 1979 and continuing on the 0 of each month until paid in full.

Seller agrees to convey the property upon completion of said payments to the purchaser by a full warranty deed.

Purchasers agree to pay taxes accruing after the date of the contract.

The seller is to furnish warranty deed conveying good and merchantable title; otherwise the earnest money is to be refunded.

Taxes, Insurance and Rent are to be prorated between Seller and Purchaser as of date of passing of title.

In the event the Purchaser fails to carry out and perform the terms of this agreement; he shall forfeit the above mentioned earnest money as liquidated damages for such failure or refusal, provided that Seller will agree to cancel within contract, and the earnest money so forfeited shall be retained by Seller.

The Purchaser accepts said property in its existing condition and agrees that no warranties or representations have been made by Seller or his agent which are not herein expressly provided.

The sale is to be closed and deed delivered upon completion of payments. Conveyance is to be made by warranty deed. A reasonable time will be allowed Seller to perfect title.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and date first above written.

Wayne Burke
Witness

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

R S Adams L.S.
Seller

John A. Threinen
Witness

1984 AUG -6 AM 11:24

R S Adams L.S.
Seller

John A. Threinen
Witness

Rec. 250
Ind. 100
350

Jeffery C. Adams L.S.
Purchaser

Debi Adams L.S.
Purchaser

Ad Venture Home
2400 Martin Street
Belt City, AL 35125