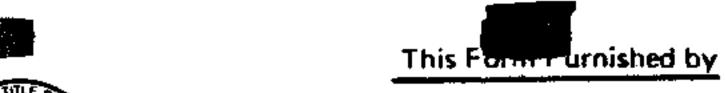
GENERAL SALES CONTRACT
Form recommended 11/26/80 by
Birmingham Area Board of REALTORS®, Inc.





154

Jofferson Land Title Pervices Co., Inc.

AGENTS FOR

hettedowless & Dosmand Mant	50 m
attedented Durchasses J John Rosmand Mant	Birmingham, Alabama March 5 19 85
e Undersigned Purchaser (s) V A CHILL TO YEAR PARTY.	in and Candis H. Martin hereby agrees to purchase and
Towney Building St	unplyco. Inc. hereby serves to call
County of Shelby	s, shrubbery, plantings, fixtures and appurtenances, situated in the City of Alabama, on the terms stated below:
d legally described as LotBlock	Survey Meadow Brook - 13th Secto
320 600 00	Map Book Page
THE PURCHASE PRICE: shall be \$ 138,500.00 pays Earnest Money, receipt of which is hereby acknowledged by the A Cash on closing this sale	able as follows:
Cash on closing this sale	
House to be completed according	to plans and specifications attached
	ning a loan in the amount of \$110,000.0
amortized over 30 years.	
	sts including title and fire district
dues.	
. TITLE INSURANCE: The Seller agrees to furnish the Purchaser:	a standard form title insurance policy, issued by a company qualified to insur
	Purchaser against loss on account of any defect or encumbrance in the title ed. In the event both Owner's and Mortgagee's title policies are obtained at the
ie of closing, the total expense of procuring the two policies will be di	ivided equally between the Seller and the Purchaser provided the mortgagee i
present zoning classification, and locat	ny mineral and mining rights not owned by the undersigned Seller and subjected in a flood plain.
•	ed on the date of closing, insurance and accrued interest on the mostgages.
y, are to be prorated betweem the Seller and Purchaser as of the da	ate of delivery of the deed, and any existing advance escrow deposits shall b
edited to the Seller. The Seller will keep in force sufficient hazard in ed delivered.	isurance on the property to protect all interests until this sale is closed and th
L. CLOSING & POSSESSION DATES: The sale shall be closed and the	e deed delivered on or before July 15, 1985
cept the Seller shall have a reasonable length of time within which	to periect title or cure delects in the title to the said property. Possession
be given on delivery of the deed, if the property is then vacant; other ys after delivery of the deed.	_
	survivorship
i. CONVEYANCE: The Seiler agrees to convey said property to the arranty deed free of all encumbrances, except as hereinabove set ou	Purchaser by
assumed may be cleared at the time of closing from sales proceeds.	
	NOT SET BY THE BIRMINGHAM AREA BOARD OF REALTORS® . INC., BUT I
GOTIABLE BETWEEN THE SELLER AND THE AGENT, and in this con	ntract, the Seller agrees to pay <u>not applicable</u>
of the total purchase price for negot	
CONDITION OF PROPERTY: Seller agrees to deliver the heating,	tiating this sale. cooling, plumbing and electrical systems and any built-in appliances in operab
CONDITION OF PROPERTY: Seller agrees to deliver the heating, addition at the time of closing. It shall be the responsibility of the P	tiating this sale. cooling, plumbing and electrical systems and any built-in appliances in operable furchaser, at Purchaser's expense, to satisfy himself that all conditions of the
CONCITION OF PROPERTY: Seller agrees to deliver the heating, addition at the time of closing. It shall be the responsibility of the Patract are satisfied before closing. After closing, all conditions of the paths Purchaser. THE AGENT MAKES NO REPRESENTATION (cooling, plumbing and electrical systems and any built-in appliances in operable or chaser, at Purchaser's expense, to satisfy himself that all conditions of the property, as well as any aforementioned items and systems, are the responsibility
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P.O. Box 43443 B'ham, Af 35243