



Birmingham, Alabama 10/22/86, 1986

The Undersigned Purchaser(s) Undersigned hereby agrees to purchase and
The Undersigned Seller(s) Undersigned hereby agrees to sell
the following described real estate, together with all improvements, shrubbery, plantings, fixtures and appurtenances, situated in the City of
Birmingham, County of Shelby, Alabama, on the terms stated below:
Address 6250 Cahaba Valley Road
and legally described as Lot _____ Block _____ Survey _____

1. THE PURCHASE PRICE: shall be \$ 113,000 payable as follows:
Earnest Money, receipt of which is hereby acknowledged by the Agent.....\$ 2,000
Cash on closing this sale.....111,000 114,500 TEB KDW
Contingent on sale of home at 3524 8th Ave. So.
Contingent on approval to purchaser of a conventional loan in
in the amount of \$88,400 with interest rate not to exceed 9.75%
with 1 orig. and 1 discount for 30 years.
Purchaser to satisfy themselves with approval of boundry lines
and flood status.
Seller and purchaser to split attorney's fee not to exceed \$150.00 each.
Seller to furnish active termite bond.
Seller and purchaser to equally divide title policy.

2. TITLE INSURANCE: The 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 the Purchaser against loss on account of any defect or encumbrance 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 provided the mortgagee is
not the Seller. Said property is sold and is to be conveyed subject to any mineral and mining rights not owned by the undersigned Seller and subject
to present zoning classification, R and yes located in a flood plain.

3. PRORATIONS & HAZARD INSURANCE: The taxes, as determined on the date of closing, insurance and accrued interest on the mortgages, if
any, are to be prorated between the Seller and 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 hazard insurance on the property to protect all interests until this sale is closed and the
deed delivered.

4. CLOSING & POSSESSION DATES: The sale shall be closed and the deed delivered on or before December 30, 1986
except the Seller shall have a reasonable length of time within which to perfect title or cure defects in the title to the said property. Possession is
to be given on delivery of the deed, if the property is then vacant; otherwise possession shall be delivered 3 days
days after delivery of the deed.

5. CONVEYANCE: The Seller agrees to convey said property to the Purchaser by General w/survivorship
warranty deed free of all encumbrances, except as hereinabove set out and Seller and Purchaser agree that any encumbrances not herein excepted
or assumed may be cleared at the time of closing from sales proceeds.

6. THE COMMISSION PAYABLE TO THE AGENT IN THIS SALE IS NOT SET BY THE BIRMINGHAM AREA BOARD OF REALTORS®, INC., BUT IS
NEGOTIABLE BETWEEN THE SELLER AND THE AGENT, and in this contract, the Seller agrees to pay CKM, REALTY
Johnson, Rast and Hayes as Agent, a sales commission in the amount of
7% split 50/50 of the total purchase price for negotiating this sale.

7. CONDITION OF PROPERTY: Seller agrees to deliver the heating, cooling, plumbing and electrical systems and any built-in appliances in operable
condition at the time of closing. It shall be the responsibility of the Purchaser, at Purchaser's expense, to satisfy himself that all conditions of this
contract are satisfied before closing. After closing, all conditions of the property, as well as any aforementioned items and systems, are the responsibility
of the Purchaser. THE AGENT MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND AS TO THE CONDITION OF SUBJECT
PROPERTY.

8. SELLER WARRANTS that he has not received notification from any lawful authority regarding any assessments, pending public improvements,
repairs, replacements, or alterations to said premises that have not been satisfactorily made. The Seller warrants that there is no unpaid indebtedness
on the subject property except as described in this contract. These warranties shall survive the delivery of the above deed.

9. EARNEST MONEY & PURCHASER'S DEFAULT: The Seller hereby authorizes the listing Agent, Johnson, Rast and Hayes
to hold the 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 shall be forfeited as liquidated damages at the option of the Seller, provided the Seller agrees
to the cancellation of this contract. Said earnest money so forfeited shall be divided equally between the Seller and his Agent.

10. ADDITIONAL PROVISIONS set forth on the reverse side, initialed by all parties, are hereby made a part of this contract and this contract states
the entire agreement between the parties and merges in this agreement all statements, representations, and covenants heretofore made, and any
agreements not incorporated herein are void and of no force and effect.

Ginette Rana
WITNESS TO PURCHASER'S SIGNATURE(S)

James L. Rye

WITNESS TO SELLER'S SIGNATURE(S)

Receipt is hereby acknowledged of the earnest money as hereinabove set forth

FIRM

By:

Kathleen Dole Wilson
PURCHASER (SEAL)
KATHLEEN DOLE WILSON

Thomas E. Bradford, Jr.
PURCHASER (SEAL)
SELLER (SEAL)
THOMAS E. BRADFORD, JR.

SELLER (SEAL)

☐ CASH ☒ CHECK

William H. Hallbrooks

JOHNSON-RAST & HAYS

Birmingham, Alabama 10-23, 1986

This addendum is to be made part of contract dated 10-22-86

between the undersigned PURCHASER(s), (undersigned)

and the undersigned SELLER(s), (Undersigned)

on property 6250 Cahaba Valley Rd, Shelby AL (ADDRESS) (COUNTY) (STATE)

Legal description: Lot - Block - NW 1/4 of SW 1/4 of Section 7, Township 19

So., R1 West and cont'd Map Book , PG.

The buyer avers that the seller nor the agents make any representations as to whether or not this property or any part thereof is or ever has been located in a flood plane. The buyer also agrees that he has satisfied himself as to the likelihood of having any water problem whether or not any subsequent surveyor's report shows the property is in a flood plane, and that he holds the seller and/or the agents harmless from any water problem before or after closing.

KDW
TEB
OPTION A. Purchaser agrees to give Briarwood Presbyterian Church a continuing option to purchase Parcel A as defined below for a price not to exceed \$3500 plus interest computed @ 6% compounded semi annually from 1/01/87 to date of closing.

Parcel A: Start @ NE corner of property and come to pine tree (approx 100'). Turn at 90° to property line and go west to middle of creek. Turn north and follow middle of creek to rear property line.

KDW
TEB
OPTION B. Purchaser agrees that if he ever sells the property, Briarwood Presbyterian Church will have the right of refusal to purchase a strip along eastern boundary line from front to rear of property consisting of existing road and approx. 10' west of road (exact dimensions to be determined by survey) for a price not to exceed \$3500 plus interest computed at 6% compounded semi annually from 1/01/87 to date of closing. A CURRENT APPRAISAL AT THE TIME OF PURCHASE.
KDW
TEB

BOOK 109 PAGE 231

PURCHASER(S) AND SELLER(S) HEREBY ACKNOWLEDGE AND AGREE:

that JOHNSON-RAST & HAYS CO., INC. its officer(s), director(s), employee(s), broker(s) and agent(s) shall not be held responsible or liable for any obligations or agreements that the Purchaser(s) or Seller(s) have to one another hereunder and shall not be held responsible for any representations or the passing of any information to or from the Purchaser(s) or Seller(s) and,

to discharge and release JOHNSON-RAST & HAYS CO., INC. its officer(s), director(s), employee(s), broker(s) and agent(s) from any claims, demands, damages, actions, causes of actions or suit at law arising from the sale of said property and shall include but not be limited to property access, size, surrounding area and structures or developments, surrounding neighborhood, restrictions, easements, conditions, workmanship or materials, property damage, personal injury, appurtenances thereto or any related mortgage terms and conditions and,

that Purchaser(s) have the right and responsibility, at Purchaser(s) expense, to inspect the property regarding the aforementioned items, as well as the roof and basement for leaks and/or water seepage, all built in appliances, heating and air conditioning systems, wiring, fixtures, plumbing, sewage systems, equipment and improvements before closing. Any problems must be identified by the Purchaser(s) in writing prior to closing and,

after closing, all conditions of the property and all of the aforementioned items and systems are the responsibility of the Purchaser(s). Seller(s) agree to maintain all aforementioned items in good working order until closing. The Seller(s) obligations and duties shall not survive closing. JOHNSON-RAST & HAYS CO., INC. its officer(s), director(s), employee(s), broker(s) and agent(s) make no warranties and have no responsibility or liability at any time before or after closing.

Purchaser(s) and Seller(s) agree to hold JOHNSON-RAST & HAYS CO., INC. its brokers and agents harmless against any claims, damages or disputes over earnest money.

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.

Arnette Reina
WITNESS TO PURCHASER'S SIGNATURE:

Kathleen Dale Wilson
PURCHASER

James L. Dye
WITNESS TO SELLER'S SIGNATURE:

Thane Bragg Jr
SELLER

SELLER

ADDENDUM TO:

FHA/EQUITY CONTRACT/GENERAL CONTRACT



ADDENDUM

DATE 10/22/86

COUNTY Shelby

This is part of that certain contract dated simultaneously herewith between the undersigned purchaser and seller on property located at 6250 Cahaba Valley Road. It is understood that both the

purchaser and seller agree to the following items:

In the event seller receives another acceptable contract purchaser has 48 hours right of refusal.

~~All window treatments and lighting fixtures to remain~~

~~Ceiling fans to remain~~

Seller to correct water meter problem

~~Fireplace accessories and screen to remain~~

~~Contingent on Agriculture zoning~~

Purchasers to pay their own closing costs

Subject to easements and restrictions of record.

Purchaser to satisfy themselves that they can keep horse(s) on this property.

All window treatments, light fixtures, ceiling fans, and fireplace screen and accessories to remain if they are owned by the seller.

PURCHASERS TO SATISFY THEMSELVES AS TO THE BOUNDARY LINES, FLOOD STATUS, AND ABILITY TO KEEP HORSE(S). PURCHASER ARE TO REMOVE THESE AS CONTINGENCIES TO THE CONTRACT 14 DAYS FROM ACCEPTANCE OF THIS OFFER OR THIS CONTRACT MAY BECOME VOID AT THE OPTION OF THE SELLER.

Purchaser understands and agrees that church has a 20' easement recorded along eastern boundary of property.

Witness

Witness

Witness

Witness

Purchaser

Purchaser

Seller

Seller

JOHNSON-RAST & HAYS COMPANY

Mountain Brook/Crestline
2832 Culver Road • Birmingham, Alabama 35223 • 205/870-5420

ADDENDUM

This addendum is to be made part of contract dated _____
10-22-86 between the undersigned Purchasers, _____

(undersigned) and
the undersigned Sellers, _____
(undersigned)

_____, on property situated: _____
Shelby
(County)
Ala. ; 6250 Cahaba Valley Road
(State) (Address)

Legal Description: Lot _____ * Block _____

Map Book _____, Page _____

*LONG LEGAL; SEE SURVEY

The following contingencies are hereby removed:

ALL CONTINGENCIES REGARDING PURCHASER SATISFACTION WITH LOT
LINES, FLOOD/WATER STATUS, AND HORSES.

PURCHASERS AFFIRM THAT THEY HAVE CHECKED INTO THESE THINGS
ON THEIR OWN AND HAVE SATISFIED THEMSELVES WITH THE RESULTS
OF THEIR INQUIRIES.

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

1987 JAN -8 PM 5:22

Thomas A. Chandler, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ _____
2. Mtg. Tax _____
3. Recording Fee 10.00
4. Indexing Fee 1.00
TOTAL 11.00

Kathleen Dea Wilson
Purchaser

Janette Reena
Witness

Purchaser

Thos Brock
Seller

James L. Dye
Witness

Seller

BOOK 109 PAGE 233