

The State of Alabama,

Shelby

County

This lease, made 29th day of JUL 1987 JUL -7 PM 2:00 19 87

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

by and between Howard Holcombe

part of the first part
JUDGE OF PROBATE

and Larry Hughes

part Y. of the second part

WITNESSETH, That the party of the first part does hereby rent and lease unto the party of the second

part the following premises in Route 2, Calera, Alabama, 35040
House and 2 acres more or less bordering on the Old Highway
25 (Calera-Columbiana Road) and Barbara Holcombe Roadfor occupation by him as residence and not otherwise, for and during the term of
15 years to-wit: from the 1st day of September 1987
to the 30th day of August 2002

In Consideration Whereof, The party of the second part agrees to pay to the party of the first part the sum of

Twenty thousand and no/100 Dollars-----DOLLARS

of which sum \$1,000.00 is paid in cash, the receipt of which is hereby acknowledged, the balance \$19,000.00.

is divided into 180 payments of \$204.19

Howard Holcombe

each evidenced by notes bearing legal interest, payable at the office of 21 Ranch Road
Harpersville, AL. 350781st day of each month, during said term, in advance, being at the rate of \$2450.28 per annum. And should the
party of the second part fail to pay the rents as they become due, as aforesaid, or violate any other condition of this Lease,
the said party of the first part shall then have the right, at their option, to re-enter the premises and annul this Lease. And in
order to entitle the party of the first part to re-enter, it shall not be necessary to give notice of the rents being due and un-
paid, or to make any demand for the same, the execution of this Lease signed by the said parties of the first and second part,
which execution is hereby acknowledged, being sufficient notice of the rents being due and the demand for the same, and shall
be so construed, any law, usage or custom to the contrary notwithstanding. And the party of the second part agrees to comply
with all the laws in regard to nuisance, in so far as premises hereby leased are concerned, and by no act render the party of
the first part liable therefor, and to commit no waste of property, or allow the same to be done, but to take good care of the
same; nor to under-lease said property nor transfer this Lease without the written consent of the party of the first part, here-
on endorsed; and further, this Lease being terminated, to surrender quiet and peaceable possession of said premises in like
good order as at the commencement of said term, natural wear and tear excepted.In the event of the employment of an attorney by the party of the first part, on account of the violation of the conditions of
this Lease by the party of the second part, the party of the second part hereby agrees that they shall be taxed with said
attorney's fee. And as a part of the consideration of this Lease, and for the purpose of securing the party of the first part
prompt payment of said rents as herein stipulated, or any damage that party of the first part may suffer either by failure to
surrender quiet and peaceable possession of said premises, as aforesaid, or for any damage whatever, may be awarded said
party of the first part under this contract, the said party of the second part hereby waives all right which they may
have under the Constitution and Laws of the State of Alabama, to have any of the personal property of the party of the second
part exempted from levy and sale, or other legal process.The party of the second part agrees to pay all taxes on the above described property during said term as the same becomes
due; and also agrees to pay all assessments for street and sidewalk improvements, should any be made against said property.It is understood and agreed that at the end of said term if the party of the second part has complied with each and all con-
ditions of this Lease, then the party of the first part agrees that the rent paid under his Lease shall be considered a payment
for said property, and the party of the first part shall make and execute a deed thereby conveying said property to the
party of the second part.It is further understood and agreed that if the party of the second part fails to pay the monthly rent as it becomes due; and
becomes as much as two months in arrears during the first year of the existence of this Lease, or as much as three months in
arrears on such payments at any time thereafter, or should fail to pay the taxes on the said property when the same becomes
due, or should fail to comply with any condition or requirement herein, then on the happening of any such event by the party
of the second part forfeits his rights to a conveyance of said property, and all money paid by the party of the second part
under this contract shall be taken and held as payment of rent for said property, and the party of the second part shall be
liable to the party of the first part as a tenant for the full term of said Lease, and the provisions herein "that the rent paid
under this Lease shall be considered a payment for said property, and the party of the first part shall make and execute a deed
with a warranty of title conveying said property to the party of the second part," shall be a nullity and of no force or effect;
and the failure of the party of the second part to comply with any of the conditions of this instrument shall ipso facto render
the said provision a nullity, and make the said party of the second part a lessee under this instrument, without any rights
whatever except the rights of lessee without any notice or action whatever upon the part of the party of the first part.It is further understood and agreed that if the party of the second part should at any time before the maturity thereof desire
to pay off the remaining monthly payments, as named herein they shall have the right to do so, and shall be entitled
to a rebate on such advancements of all unearned interest, it being intended that only the earned interest shall be collected.A late charge of 10% will be added to any payment more than 5 days past due. Purchaser
to be responsible for insurance and taxes and will furnish to seller evidence that same
has been paid when due. Seller reserves the right to inspect premises upon notice to
purchaser and make any suggestions as to needed repairs. If purchaser becomes more than
2 months delinquent at any time during the term of this lease sale contract then seller
has the right to take possession of premises.

IN TESTIMONY WHEREOF We have set our hands and seals in duplicate this

day of July 19 87

Howard Holcombe
Cynthia DentyLarry Hughes
Barbara Sue Hughes (L. S.)

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V.P.O. Box 444
Columbiana AL 35051