The State of Alabama, \ 2068	
JEFFERSON County This lease, made	14th day of June 1988
by and between .America's First Credit Union,	
and Joseph C. Smith and wife. Barbara Smit WITNESSETH, That the party of the first part does here!	•
part the following premises in(SEE PAGE TWO	FOR LEGAL DESCRIPTION)
	*** ** ** ** ** ** ** ** ** ** ** ** **
**************************************	***************************************
for occupation by Themasa. residence	_
month to month to-wit: from the 14th	
to the14thday of	·
In Consideration Whereof, The party of the second part agrees	
Thirty five thousand and no/100 (\$35,000.	
of which sum \$0is paid in cash, the receipt of wh	
is divided into 240 payments of \$ Three hundre	ed fourteen and 90/100 (\$314.90) Dollars
each evidenced by notes bearing legal interest, payable at the	office of America's First Credit Union on the
party of the second part fail to pay the rents as they become de the said party of the first part shall then have the right, at their order to entitle the party of the first part to re-enter, it shall paid, or to make any demand for the same, the execution of this which execution is hereby acknowledged, being sufficient notice be so construed, any law, usage or custom to the contrary notwing with all the laws in regard to nuisance, in so far as premises the first part liable therefor, and to commit no waste of proper same; nor to under-lease said property nor transfer this Lease on endorsed; and further, this Lease being terminated, to surregood order as at the commencement of said term, natural wear at the event of the employment of an attorney by the party of	ue, as aloresaid, or violate any other condition of this Lease, option, to re-enter the premises and annul this Lease. And in not be necessary to give notice of the rents being due and un-Lease signed by the said parties of the first and second part, of the rents being due and the demand for the same, and shall ithis and ing. And the party of the second part agrees to comply hereby leased are concerned, and by no act render the party of the ty, or allow the same to be done, but to take good care of the without the written consent of the party of the first part, here-
this Lease by the party of the second part, the party of the second latterney's fee. And as a part of the consideration of this Least prompt payment of said rents as herein stipulated, or any dan surrender quiet and peaceable possession of said premises, as party of the first part under this contract, the said party of the	and part hereby agrees that
have under the Constitution and Laws of the State of Alabama, part exempted from levy and sale, or other legal process.	
due; and also agrees to pay all assessments for street and side	e party of the second part has complied with each and all con-
becomes as much as two months in arrears during the first year arrears on such payments at any time thereafter, or should fail due, or should fail to comply with any condition or requirement of the second part forfeits his rights to a conveyance of sail under this contract shall be taken and held as payment of reliable to the party of the first part as a tenant for the full terminer this Lease shall be considered a payment for said propert with a warranty of title conveying said property to the party of and the failure of the party of the second part to comply with the said provision a nullity, and make the said party of the whatever except the rights of lessee without any notice or action	cond part fails to pay the monthly rent as it becomes due; and of the existence of this Lease, or as much as three months in to pay the taxes on the said property when the same becomes therein, then on the happening of any such event by the party diproperty, and all money paid by the party of the second part and for said property, and the party of the second part shall be mof said Lease, and the provisions herein "that the rent paid y, and the party of the first part shall make and execute a deed the second part," shall be a nullity and of no force or effect; any of the conditions of this instrument shall ipso facto render second part a leasee under this instrument, without any rights
to pay off the remaining monthly payments, as named herein to a rebate on such advancements of all uncarned interest, it be This conveyance is subject to the right	theyshall have the right to do so, and shall be entitled
and shall maintain hazard insurance on t	ad valorem taxes as due on this property his property for no less than \$35,000.00
with seller named as mortgagee thereon.  IN TESTIMONY WHEREOF We have set our hand	ds and seals in duplicate this14th
day of	AMERICA'S FIRST CREDIT UNION  BY: Dely well (L. S.)
45OSEPH C. SMITH	(L. S.)

OK 191 PACE 336

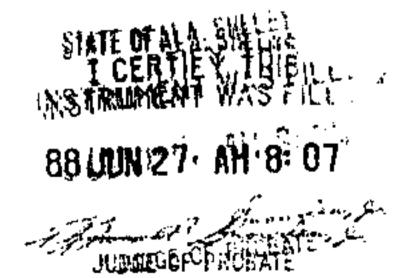
Lease Sale America's First Credit Union to Joseph C. Smith and wife, Barbara Smith

## LEGAL DESCRIPTION

A part of the SW 1/4 of SW 1/4 of Section 11, Township 18 South, Range 1 East, described as follows: From the SE corner of said 1/4-1/4 section run Northerly along East boundary line of 208.71 feet; thence turn angle of 91 degrees 14 mintues 15 seconds to the left and run Westerly 417.42 feet; thence turn an angle of 53 degrees 33 minutes to the right and run Northwesterly 241.34 feet to point of beginning of lot herein described; thence turn an angle of 90 degrees 30 minutes to the left and run Southwesterly 145.57 feet, more or less, to a point on the East right of way line of Alabama State Highway No. 25; thence turn an angle of 121 degrees 51 minutes to the right and run North westerly along the East R. O. W. line of said highway for 160 feet; thence turn an angle of 55 degrees 58 minutes to the right and run Northeasterly 106.25 feet; thence turn an angle of 110 degrees 00 minutes to the right and run Southeasterly 147.0 feet, more or less, to point of beginning.

Mineral and mining rights excepted.

This property is located in Shelby County, Alabama



1. Deed Tax \$ 35.00

2. Mtg. Tax

3. Recording Fee 5.00

4. Indexing Fee 1.00

TOTAL 41.00