

Name **Martin McDonald**
2737 Coalmont Road
Address: Helena, Al. 35080

This Instrument Prepared by: Donna L. Lewis

Address: 3580 Rodeo Acres Drive
Ormond Beach, Florida 32174

Inst # 1997-09387

03/27/1997-09387
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 44.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Agreement, Made this 21st day of February

in the year of our Lord, one thousand nine hundred and ninty seven.

Between

Donna L. Lewis party of the first part, and

Martin D. McDonald and Susan D. McDonald parties of the second part.

Witnesseth, That if the said parties of the second part shall first make the payments and perform the covenants hereinafter mentioned on their part to be made and performed, the said party of the first part hereby covenants and agrees to convey and assure to the said parties of the second part, their heirs, executors, administrators or assigns, in fee simple, clear of all incumbrances whatever, by a good and sufficient deed, the lot, piece or parcel of land, situated in the County of Shelby, State of Alabama

known and described as follows, to-wit:

Commence at the Northwest corner of the NW 1/4 of the NW 1/4 of Section 32, Township 20 South, Range 3 West; thence South along the West boundary of said 1/4-1/4 Section 653.0 feet; thence North 88 degrees 34 min. East 79.0 feet; thence South 87 degrees 28 min. East 189.0 feet to the Point of Beginning of the tract of land herein described; continue thence South 87 degrees 28 min. East 185.0 feet; thence South 05 degrees 10 min. West 288.0 feet; thence North 87 degrees 28 min. West 150.0 feet; thence North 01 degree 05 min. West 285 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

Mineral and mining rights excepted, not owned by Grantor.

This conveyance also conveys a 1991 Fleetwood mobile home, Model Reflection, VIN # DF1M25A29616SL, color-gray.

and the said parties of the second part hereby covenant and agree to pay to the said party of the first part the sum of thirty three thousand and-----00/100 Dollars, in the manner following 97 equal payments of \$474.66 due and payable on the first day of each month beginning February 1, 1997 along with 1 final payment of \$157.39 due and payable on March 1, 2005

with interest at the rate of 8.75 per centum per annum, payable annually on the whole sum remaining from time to time unpaid; and to pay all taxes, assessments or impositions that may be legally levied or imposed upon said land subsequent to the year one thousand nine hundred and ninty six, and to keep the buildings upon said premises insured in some company satisfactory to the party of the first part, and payable for the parties, respectively as their interests may appear, in a sum not less than

Twenty thousand and-----00/100 Dollars during the term of this agreement. And in case of failure of the said parties of the second part to make any of the payments or any part thereof, or to perform any of the covenants on their part hereby made and entered into, this contract shall, at the option of the party of the first part, be forfeited and terminated, and the parties of the second part shall forfeit all payments made by them on this contract; and such payments shall be retained by the said party of the first part in full satisfaction and liquidation of all damages by her sustained, and the said party of the first part shall have the right to re-enter and take possession of the premises aforesaid without being liable to any action therefor.

It Is Mutually Agreed, by and between the parties hereto, that the time of each payment shall be an essential part of this contract, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

In Witness Whereof, The parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of:

John S. Haysford
Shirley Haysford

Martin D. McDonald
Susan D. McDonald

LS
LS
LS
LS

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Shari Cobb
My Commission CCB17375
Expires March 15, 2001

03/27/1997-09387
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SMA 44.00

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

Angela Leigh

[illegible]

Articles of Agreement

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Paired

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