

**AGREEMENT TO PAY BROKERAGE FEE  
TO EDDLEMAN PROPERTIES, INC.**

WHEREAS, the undersigned Theodore J. Farr and Janice S. Farr (hereinafter referred to as Purchasers) have entered into a contract with Highland Lakes Development, Ltd. (hereinafter referred to as Seller) for the purchase of the following described real property situated in Shelby County, Alabama, to-wit:

Lot 245, according to the Map of Highland Lakes, 2nd Sector, an Eddleman Community, as recorded in Map Book 20, Page 150, in the Probate Office of Shelby County, Alabama.

In connection with said contract, the Purchasers have asked that Wayland Elliott, a licensed Real Estate agent with Eddleman Properties, Inc. represent the Purchasers in his capacity of a limited consensual Dual Agent.

In consideration of Wayland Elliott, a licensed Real Estate Agent with Eddleman Properties, Inc. having rendered certain services which included, but not limited to, reviewing proposed plans, obtaining bids from potential builders, counseling on various types of construction and permanent financing available, working with the Purchasers to receive approval of plans and specifications by the Architectural Review Committee, etc., the Purchaser agrees to pay the 6% marketing/commissions to be based upon the greater of \$300,000.00 of the actual cost of the lot and final contract price from the builder or the appraisal value of the lot and improvements. The Purchasers agree to pay the 6.00% marketing/commission to Eddleman Properties, Inc. upon the earlier of breaking ground for construction or within 12 months from the date hereof.

IN WITNESS WHEREOF, the undersigned have entered into this agreement this the 27th day of November, 1996


PURCHASERS:

  
THEODORE J. FARR

  
JANICE S. FARR

Accepted this the 27th day of  
November, 1996 by

EDDLEMAN PROPERTIES, INC.

  
by: Douglas D. Eddleman, President

Sworn to and subscribed before me  
this the 27th day of November, 1996

  
NOTARY PUBLIC

My commission expires: 5/29/99

Inst # 1998-37196

09/23/1998-37196  
02:04 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 8.50