

The State of Alabama,

Shelby County

This lease, made this 6th day of April 1997

by and between Ramona Lynn Morrison, party of the first part
and Debra Lewis, David Gibson, AND Joyce Lewis AS
Joint Tenants, party 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 311 FRANK DRIVE, MONTVALLO, ALABAMA, 35115
And Legally described as Lot 23 GREEN VALLEY SUBDIVISION, 3rd Sector
as recorded in Map Book 6 page 112, in the Probate Office of Shelby
County Alabama.

for occupation by them as A RESIDENCE and not otherwise, for and during the term of
361 months to-wit: from the 6th day of April 1997
to the 1st day of September 2025

In Consideration Whereof, The party of the second part agrees to pay to the party of the first part the sum of \$3,000.⁰⁰
(plus assume all future payments of present Mortgage and note on property) DOLLARS
of which sum \$3,000.⁰⁰ is paid in cash, the receipt of which is hereby acknowledged, the balance Mortgage and note

is divided into 361 payments of \$8.31 required by Note and mortgage signed by party of the
1st part on August 31, 1995 with South States Mortgage as recorded in the Probate Office of
Shelby County, AL

each evidenced by notes bearing legal interest, payable at the office of the prevailing mortgage servicer on the
1st day of each month, during said term, in advance, being at the rate of \$ SEE ABOVE 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 made, 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; not to underlease 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
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 become
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 this Lease shall be considered a payment
for said property, and the party of the first part shall make and execute a deed of conveyance 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; or
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 become
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 right 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 operate under
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 exp shall be collected.

IN TESTIMONY WHEREOF We have set our hands and seals this 24th
day of May 1997

Witness: Ramona Lynn Morrison

Debra Lewis (S.)
David Gibson (S.)
Joyce Lewis

Inst. • 2000-21241

10 x 15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
127.05
901
06/26/2000-21241

Inst # 2000-21241
06/26/2000-21241
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NWS 127.05

STATE OF Alabama

General Acknowledgement

Jefferson County

I, the undersigned, Linda A. Miller, a Notary Public in and for said County in said State, hereby certify that Debra J. Haas and William David Gibson whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance was executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of May 1997

Linda A. Miller Notary Public
Comm. Exp. 9-13-97

STATE OF
COUNTY OF

Corporate Acknowledgement

I, _____ a Notary Public in and for said County, in said State, hereby certify that whose name as _____ President of _____ a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the _____ day of _____, 19____

Notary Public

Lease Sale Contract

TO

Price, \$

Terms of Sale

Monthly Payments, \$

Beginning

Ending

This Form Furnished By
ALABAMA TITLE CO., INC.
615 North 21st Street
Birmingham, Alabama
Agents for
LOUISVILLE TITLE INSURANCE CO.