ADYANGE.

GENERAL RESIDENTIAL SALES CONTRACT
Form approved by Bambigham Alea Board of REALTORS?
1/28/1987 This Form Furnished by





JEFFERSON TITLE CORPORATION P.O. Box 10481 * Birmingham, AL 35201 * (205) 328-8020

7		<u>May 28</u> , 19_2000
The undersigned Purchaser(s) Zachary J. Galantis and the undersigned Seller(s) Dino A. Drakos an unmarried	man:	hereby agrees to purchase
and the undereigned Seiler(a)	ntings flatures and approximations	hereby agrees to sell the
following described real estate, together with all improvements, ahrubbery, please of Birmingham City of 1308 Cove Lake Circle	Alabama, materes esp appurpenances	terms "Property") situated in the
Address 1500 cove Luke Circle	· · · · · · · · · · · · · · · · · · ·	
and legally described as Lot. 85 Office of Judge of Probate for Shelby County A	Tabama The Cove at Gi	reystone, Phase 1
Map Book 25 Page 38 A & B		· · · · · · · · · · · · · · · · · · ·
	le as follows:	0,000.00
Earnest Money, receipt of which is hereby acknowledged by the Agent	**************************************	
Cash on closing this male	**************************************	0,000.00
Purchaser is acquiring only one half (1/2) of		
in the subject property; property to be held a	s tenants in common;	
Purchaser agrees to assume one half (1/2) of Son the subject property, which is due and owing	eller's debt obligation a to Castlo Mortagao	n
Corporation, or its assigns.	y to castre no tyaye	•
		•
•	Inst # 2001-0868	35
	03/12/2001-0868	5 .
	02:48 PM CERTIFI	No.
	SHELBY COUNTY JUDGE OF PROBATE	Έ
•	002 DLH 14.00	
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		الما المعطوم المراجعة المادات
to the second se		
		•
9 PADMEQUATOR A DEIMORE COMPLETE DES ANTES A LE	closing atto	rney,
2. EARNEST MONEY & PURCHASER'S DEFAULT: Seller hereby author	* *	
Purchaser falls to carry out and perform the terms of this Contract, the earnest provided Selier agrees to the cancellation of this Contract. SENDEX MANUAL CONTRACT.	money shall be forfelled as liquidate	d damages at the option of Ballac
3. CONVEYANCE: Seller agrees to convey the Property to Purchaser by	general	reserved and Inhants have
Purchasers desire title as joint tenants with right of survivorable), free of Furchaser agree that any encumbrances not herein excepted or assumed may be seen to be a survivorable of the second or assumed may be	All angumbrancas aysan" as navmit	Had in this Plantages Dallan and
TO OVER A TO TO TO DE CONVEXED BUBBECT TO ANY MINERAL AND	MINING RIGHTS NOT AWNED B	IV AMIT TO A NO ATTORNOOM AND
OTHERWISE AGREED HEREIN, BUBJECT TO UTILITY EASEMENT	A BERVING THE DESCRIPTION	TECOUS FLAIN, AND, UNLESS
COVENANTS AND RESTRICTIONS, AND BUILDINGS LINES OF RECORD IMPAIR USE OF THE PROPERTY FOR RESIDENTIAL PURPOSES.), PROVIDED THAT NONE OF TH	IE FOREGOING MATERIALLY
•		
4. TYPE INSURANCE Beller agrees to furnish Purchaser a standard company qualified to insure titles in Alabams, in the amount of the purchase	orm owner's title insurance policy	at Beller's expense, issued by a
ensumbrance in the title, subject to exceptions herein, including personant &	hove othersten the annual mana	watell be asked at any delect of
both Owner's and Mortgages's title policies are obtained at the time of closing, between Seller and Purchaser, even if the mortgages is Seller,	he total expense of procuring the tv	vo policies will be divided equally
		•
5. SURVEY: Purchaser does . does not XX (check one) require a sur Unless otherwise agreed herein, the survey shall be at Purchaser's expense.	vey by a registered Alabama land a	surveyor of Purchaser's choosing.
5. PRORATIONS: Ad valorom taxes as determined on the date of electron	_ Ingreumes teameters the	
- *** * ****** ** *** *** ******** ** **	RF 1	<u> </u>
deposite shall be credited to Seller. UNITERS OTHERWISE AUREED HEIP PRESUMED TO BE PAID IN ARREARS FOR PURPOSES OF PRORATION ADYANGE.		

have a reasonable length of time within which to perfect title or dure defects in the title to the Property, Possession is to be given on delivery of the

June 15, 2000

6. CONDITION OF PROPERTY, NEITHER SELLER NOR ANY AGENT MAKES ANY REPRESENTATIONS OR WARRAN	HTIE
Purchaser has the abligation to determine. Seither personally or through or with a management of the service of the control of the service of through or with a management of the service of the control of the service	REI
construction materials, including floors; structural condition; utility and series or series to be and the size and area of the Pro-	oper!
the character of the neighborhood. In recognition of the foregoing, Purchaser and Seller agree as follows with respect to the physical condition	of t
NOTE: Choose (a) (1) below if Purchaser formant require further languages on the completion of the com	
NOTE: Choose (a) (1) below if Purchaser does not require further inspections, or choose (a) (2) if further inspections are required.)	
(e) (1) XXXX Purchaser has inspected the Property and, without relying on any representation or warranty from Se Broker or any salesperson or on any printed or written description of the Property, accepts the Property in its expectation of warranty from Se	ller
Broker or any salesperson or on any printed or written description of the Property, accepts the Property in its present "as is" condition, subject to the following:	cl on
Purchaser requires additional inappolions of the Property. Within estender days after 8	aller
accoptance of this Contract, Purchaser shall have the right, at Purchaser's expense and through licensed contractoris) or other que professionals of Purchaser's choosing, to idepect and investigate the Property. When such inspections or investigations reveal contractors to Purchaser's Purchaser Such and Investigations reveal contractors to Purchaser Such accordance to the Property.	11 - 2
was an activity to a distinction, a production of the state of the satisfactory condition, and provide to Seller at no cost a conviction.	of Li
written report of the inspector, all within days of Beller's acceptance of this Contract. Beller shall notify Purchaser in writing y	withi
days of receipt of notice of such unsatisfactory condition whether Beller will correct the defect prior to Closing, it Beller is use	Ma a
unwilling to entract the defect. Putchasor may cancel this Contract by notifying Beller in writing within hours of receipt of Southern refused to correct the defect, and the Exercat Money shall be returned to Buyer. Purchaser's fallure to hotify Belier of any such defect. Purchaser's election to terminate the Contract or hands received the United States.	
Purchaser's election to terminate the Contract, as herein provided, shell conclusively be considered approval of the Property as is and an elect proceed with the closing.	i or c Jon i
(b) Boller agrees to deliver the heatlest cooling plumbles and electrical evaluations and a lectrical evaluations.	
the time of closing; provided, it shall be the responsibility of Purchaser to inspect said systems and equipment prior to closing and to notify immediately of any systems that are not in normal operating condition. Burchaser's fellows to closing and to notify	lan s Sall.
conclusively establish that Ballor has satisfied this covenant.	· •hu
(c) All repairs required of Beller by this Contract shall not exceed \$ N/A	. 1
limited repairs (or accept the specified amount at closing as a reduction of the purchase price) and this set of accept the Property will	th th
The chapter may tancal this Contract by notifying Mollor in writing of the cancellation within N/A house of Burniages's seed of A	10, o nolle
thy third narty	
PIGULAINICIS DOSC ENG PUICHESSE SCENOWISSES THAT THAT HAVE NO PARA SCHOOL AND AND AND AS ASSESSED. IT IS A SECOND OF THE	K X Y
saskance with the station of the Property, including condition of the roof and besement; (iii) construction metarials; (iv) the nature and oper condition of the alected beating at a condition of the property.	
- "TING" TO BE FOR BY DESCRIPTION OF THE CHARLES AND	•
services (vi) the character of the heighborhood; (vii) the investment or resals value of the Property; or (viii) any other matters affecting willingness to sell or purchase the Property on the terms and price herein set forth. Seller and Purchaser acknowledge that if such metters a concern to them in the decision to sell or purchase the Property on the terms and price herein set forth. Seller and Purchaser acknowledge that if such metters a	thel
concern to them in the decision to sell or purchase the Property, they have sought and obtained independent advice relative thereto.	
10. SELLER WARRANTS that Soller has not received notification from any lawful authority regarding any assessments, pending proposessments, pending pending proposessments, pending pen	subli
improvements, repairs, replacement, or alterations to the Property that have not been satisfactorily made. Belief werrants that, there is no up indebtedness on the Property except as described in this Contract These warranties shall aurivive the delivery of the deed.	npali
11. PIRE/SMOKE DETECTORS: Purchaser shall satisfy himself that all applicable feders), state and local statutes, ordinances	
Purchasor shall be aclely responsible for compliance with such laws, including the Alebanta Deputtment of Insurance (Fire Marshall Divine antilled "Requirements for Single Station Smoke Detectors in New and Existing Residential Occupancies."	alon
the dead is delivered. If the Property is destroyed or materially demaged between the date because and the deates and the destroyed or materially demaged between the date because and the destroyed up this said is closed	
back or accepting the Property in its their condition if Purchaser elected to prion of cancelling this Contract and receiving the Earnest M.	oboy
otherwise payable to Bellar by reason of such damage shall be applied to the balance of the purchase price or otherwise be payable to Purch	seda Leut.
13. SELECTION OF ATTORNEY. The parties hereto acknowledge and horse that Kilbert have a series at the contract of the contract	
hereunder, such (so shaving may involve a potential conflict of interest and they may be required to execute an affidavit at glosing acknowled their recognition and acceptance of same. Each of the parties further acknowledges that he has a right to be represented at all times in connect with this Contract and the planter by an attorney of his own character at his connect and the planter by an attorney of his own character at his connect and the planter by an attorney of his own character at his connect and the planter by an attorney of his own character at his connect and the planter by an attorney of his own character at his connect and the planter by an attorney of his own character at his connect at the his a right to be represented at all times in connect	_
with this Contract and the closing by an attorney of his own choosing, at his own expense.	:llon
14. ADDITIONAL PROVISIONS set forth on the attached addendum(s) N/A and algued by all parties, are hereby made a pa	-1 - 0
this Contract.	1101
16. ENTIRE AGREEMENT. This Contract constitutes the entire agreement between Purphaser and Seller regarding the Property.	and
nor Droker or any seles agent shell be bound by any understanding agreement, promise or representation constitution. Neither Purchaser, Se	
/	
THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, IF YOU DO NOT UNDERSTAND THE LEGAL EFFECT OF ANY PAOF THIS CONTRACT, SEEK LEGAL ADVICE BEFORE SIGNING.	l R T
7/) \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
$\frac{1}{2} \frac{1}{2} \frac{1}$	
Purchyster ZACHARY J. GALANTIS 15E	AL
	•
With the Purchaser WS gnature(s)	AL
Beller DINO A DRAKUS (SE	AL
	ALI
EARNES MONEY, Receipt is hereby acknowledged of the earnest money as horeinabove set forthCASHCASHCHI	FOK

COMMISSION: THE COMMISSION PAYABLE TO THE BROKER IN THIS SALE IS NOT SET BY THE BIRMINGHAM AR	≜ 125 ±
Saller agrees to have N/A N/A The CLIENT. In this coats	ract,
amount of of the total purchase price.	the