


State of Alabama)
Shelby County)


20040305000116280 Pg 1/6 26.00
Shelby Cnty Judge of Probate, AL
03/05/2004 14:45:00 FILED/CERTIFIED

CONTRACT

This instrument is a Contract for the sale of real property between Judy Watts (herein known as Seller) and Jerry W. Moore and wife, Rebecca A. Moore (herein known as Buyers).

Seller agrees to sell to Buyers, and Buyers agree to buy from Seller certain real property, legally described in Schedules "A", "B", "C" and "D" attached hereto, and incorporated by reference as if fully set out herein.

In consideration of this Contract, Buyers agree to pay to Seller the sum of \$27,000.00, due and payable in one lump sum at the time of the closing of this Contract.

The real property sold under this Contract is sold AS IS. Buyers are informed and understand that there exists an encroachment of a mobile home and garage across the property line of the real property described in Schedule "A"; nevertheless, Buyers agree to purchase said real property AS IS with the said encroachment, and they agree to hold the Seller harmless in the event of any future legal actions in regard to said encroachment.

In the event that Buyers desire to have a title search, title insurance or survey for any of the real property under this Contract, Buyers shall be responsible for the costs of the same.

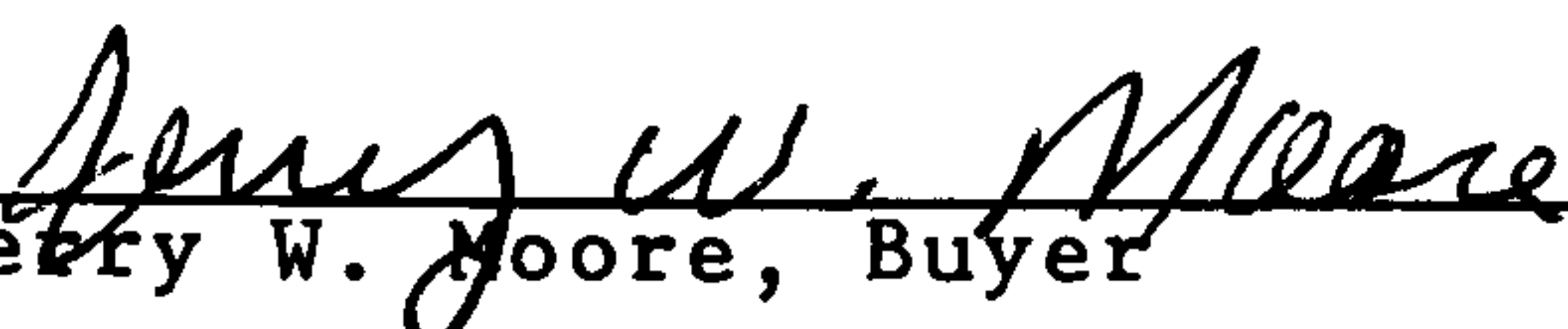
Seller warrants that property taxes on all real property under this Contract are paid to date, and Buyers shall be responsible for any future real property taxes on the said real property when said taxes become due.

Buyers understand that the real property under this Contract is subject to all easements of record.

Signed, this 5 day of March, 2004.



Judy Watts, Seller



Jerry W. Moore, Buyer



Rebecca A. Moore, Buyer

State of Alabama)
~~Jefferson~~ County)

I, a Notary Public in and for said County and State, hereby certify that JUDY WATTS, JERRY W. MOORE and REBECCA A. MOORE, whose names are signed to this Contract, and who are known to me, acknowledged before me on this day that, being informed of the contents of the Contract, they executed the same voluntarily under my hand and official seal this 5 day of March, 2004.


Notary Public

My Commission Expires MY COMMISSION EXPIRES SEPTEMBER 6, 2005

Schedule "A"

Begin at the SW corner of the SW¼ of the NE¼ of Section 34, Township 19, South, Range 2 East, and proceed North along the West line of said Forty a distance of 789 feet for the point of beginning: Thence continue North along said Forty line for a distance of 105 feet, thence turn a 90° angle to the right and run in an easterly direction and parallel with the North boundary line of the Percy C. Fowler, Jr., property a distance of 210 feet, thence turn a 90° angle to the left and run in a Northerly direction a distance of 105 feet, thence turn a 90° angle to the right and run easterly and parallel with the North property line of the Percy C. Fowler, Jr., property a distance of 420 feet to a point, thence turn a 90° angle to the right and run in a Southerly direction and parallel with the West line of said forty a distance of 210 feet to the North property line of the said Percy C. Fowler, Jr., property, thence turn a 90° angle to the right and run Westerly along the North property line of the Percy C. Fowler, Jr., property a distance of 630 feet to the point of beginning. Said parcel of real estate containing two and one half (2½) acres more or less and being situated in the SW¼ of the NE¼ of Section 34, Township 19 South, Range 2 east, Shelby County, Alabama.

Schedule "B"

Begin at the SW corner of the SW¼ of the NE¼ of Section 34, Township 19, South, Range 2 East and proceed North along the West line of said 40 a distance of 789 feet to a point; thence turn a 90° angle to the right and run in an Easterly direction along the North property line of the property purchased by Percy C. Fowler and wife Kathleen L. Fowler from Henry Partridge and wife, Jimmie Partridge a distance of 630 feet to a point; thence turn a 90° angle to the left and run along the Easterly boundary line of that certain property heretofore purchased by Percy C. Fowler, Jr. from Amos Webb Kelley and wife, Shirley Ann Kelley, a distance of 210 feet to the point of beginning; thence continuing a distance of 210 feet to a point; thence turn a 90° angle to the left and run in a Westerly direction parallel with the North boundary line of the property hereinabove referred to as having been purchased by the grantee herein from Henry Partridge and wife, Jimmie Partridge a distance of 210 feet to a point; turn an angle of 90° to the left and run thence in a Southerly direction a distance of 210 feet to a point; turn thence an angle of 90° to the left and run along the Northerly boundary line of that certain parcel of property heretofore purchased by grantee from grantors herein described and recorded in Book 278 at Page 534 in the Office of the Judge of Probate of Shelby County, Alabama in Columbian, a distance of 210 feet to the point of beginning. This parcel of property conveyed by this deed containing approximately one (1) acre, more or less.

Schedule "C"

Beginning at the SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 34, Township 19 South, Range 2 East, and proceed North along the West line of said Forty a distance of 789 feet to a point; thence run East a distance of 420 feet to the point of beginning of the lot herein conveyed; thence continue East and in the same direction a distance of 210 feet to a point; thence South a distance of 210 feet to a point; thence continue West for a distance of 210 feet to a point; thence run North a distance of 210 feet to the point of beginning. Said parcel of real estate containing 1 acre, more or less and being situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 34, Township 19 South, Range 2 East, Shelby County, Alabama.

Schedule "D"

Begin at the SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 34, Township 19 South, Range 2 East, and run thence North along the West line of said Forty a distance of 579 feet to the point of beginning of the lot herein conveyed; thence continue North along the West line of said Forty a distance of 210 feet to a point; thence run East a distance of 420 feet to a point; thence run South a distance of 210 feet to a point; thence run West a distance of 420 feet to the West line of said Forty and being the point of beginning. Said parcel of real estate being situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 34, Township 19 South, Range 2 East, Shelby County, Alabama and containing 2 acres, more or less.