



## THE HIGHLANDS

### REAL ESTATE SALES CONTRACT FOR NEW CONSTRUCTION ON BUILDER'S LOT

Date: 6/1/04

The undersigned Purchaser Steve O McCullough  
(Please Print Names)

hereby agrees to purchase

the undersigned Builder(s) Holsombeck Builders, Inc.  
(Please Print Names) hereby agrees to sell, all on the terms

herein stated, the following described real estate, together with the Residence described below and all other improvements now existing

or to be constructed thereon (collectively, the "Property") situated in the City of CALERA

County of SHELBY, ALABAMA, 35040.

Address 504 Waterford Highlands Court Calera, AL 35040 and legally described as Lot 503, Block

Survey WATERFORD HIGHLANDS Map Book Page

1. CONSTRUCTION OF RESIDENCE; ACCEPTANCE OF PLANS AND SPECIFICATIONS: Purchaser and Builder acknowledge that the Property, and the Purchase Price set forth below, includes a residential dwelling (the "Residence") constructed by Builder or to be constructed by Builder on the above described land in accordance with the plans and specifications attached hereto as Exhibit A and initialed or signed by Purchaser and Builder on each page. Purchaser hereby confirms acceptance of the plans and specifications as well as the quality, design and appearance of the Property as it exists at the time Purchaser has signed this Contract.

### 2. PURCHASE PRICE:

Base Purchase Price of Property with Residence

\$ 139,900

Net Extras (Deletions) from Addendum

\$ 2,000

Total Purchase Price

\$ 141,900

The Purchase Price of \$ 141,900 shall be payable as follows:

Earnest Money, receipt of which is hereby acknowledged by BUILDER

\$ 2,000

Down Payment on construction, receipt of which is hereby acknowledged by (Builder's Initials)

\$ - 0 -

Additional Earnest Money due upon

\$ - 0 -

Additional Down Payment due upon

\$ - 0 -

This contract is subject to Purchaser being able to obtain a permanent loan or loan commitment in the approximate amount of

\$ N/A

Cash on closing this sale

\$ 139,900

3. ROCK AND OTHER SUBSURFACE CONDITIONS: If this paragraph is initialed by the Builder and Purchaser, the price above does not include any costs or contingencies for rock or other abnormal subsurface conditions, and Purchaser shall be responsible for any additional costs of correcting any such conditions. Should such abnormal subsurface conditions be encountered on the building site in connection with foundations and footing excavation, or installation of sewer lines, on-site sewage disposal systems, water lines, or other

The publisher is not engaged in rendering legal, accounting or other professional service. This form is published as a service to real estate professionals and an explanation of its various provisions should be obtained from the appropriate professional. Because of varying state and local laws, competent legal or other advice should be secured before using any form. If utility services, Builder shall promptly inform Purchaser of same and estimated costs of the additional work. Such costs may include: