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This instrument is done without evidence of title search.

STATE OF ALABAMA SHELBY COUNTY

REALTY SALES AGREEMENT

THIS AGREEMENT made and entered into this the 14th day of March, 2006, by and between Lovelady Properties, L.L.C., an Alabama Limited Liability Company, hereinafter designated as Seller, and Alfonso Zapata Vazques and Alma Rabadan Delia Cervantes, husband and wife, hereinafter designated as Purchaser.

WITNESSETH:

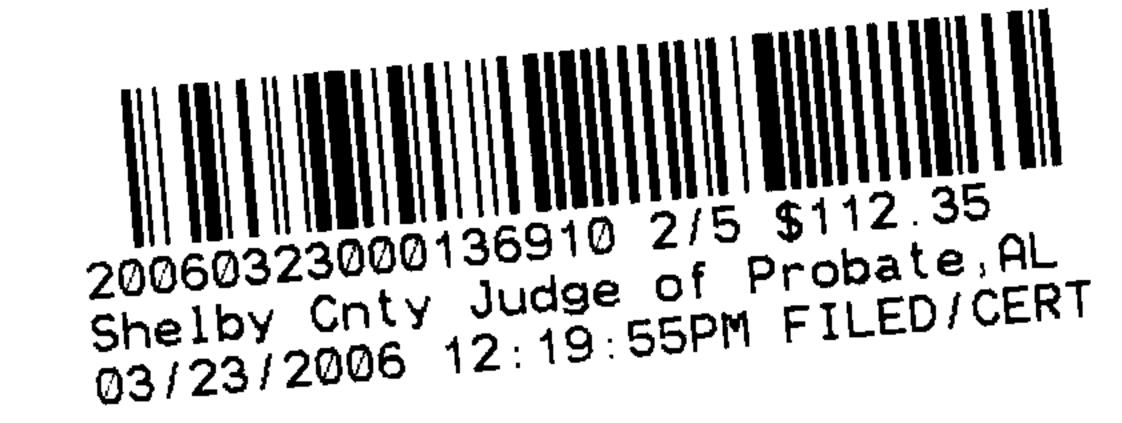
The Purchaser hereby agrees to buy and the Seller hereby agrees to sell and convey, on the terms hereinafter provided, the following described property, to wit:

1190 Springcreek Road, Montevallo, Shelby County, Alabama

See attached legal description marked as Exhibit "A".

Transaction includes the sale of the mobile home presently located on the site and described as 1999 Buccaneer, 52x28, Serial Numbers ALBUS3W05992624A AND ALBUS3W05992624B.

- (1) The purchase price shall be \$79,900.00 payable as follows: Sellers acknowledges receipt of \$1,000.00 previously paid by Purchaser and payment of \$4,000.00 due on or before June 1, 2006. The balance of \$74,900.00 shall be paid with interest thereon at the rate of 10% per annum in equal monthly installments of \$722.80 each beginning April 1, 2006, and continuing on the 1st day of each month thereafter for 239 months with one final payment of \$723.65 due on or before March 1, 2026. Payments to be received by Seller at P.O. Box 197, Montevallo, Alabama 35115. Any payment received after the 10th of the month shall be considered delinquent and shall carry a penalty of \$72.28.
- (2) The Purchaser shall not sell or assign this agreement or said premises or any part thereof without first obtaining the written consent of the Seller. Seller expressly reserves the right to sell and/or assign the same subject the terms spelled out herein.
- (3) Right of Possession passes to Purchaser upon execution of this agreement.
- This sell is "as is" except as may be provided otherwise herein. The Purchaser acknowledges receipt of the premises herein described in their present condition and agree not to do or suffer any waste or nuisance upon said premises or to injure, overload or deface the same or any part thereof or to suffer or permit the same, during or at the termination of this agreement. It is also understood that the Purchaser shall be responsible for all maintenance of the premises during the term of this agreement and shall be required to continue the same in its present condition.
- (5) This agreement is made upon the express condition that the Seller shall be free from all liabilities and claims for damages and/or suits for or by reason of any injury or injuries to any person or persons or property of any kind whatsoever, whether the person or property of the Purchaser, their agents or employees, or third persons, from any cause or causes whatsoever while in or upon said premises or any part thereon during the term of this agreement, or occasioned by any occupancy or use of said

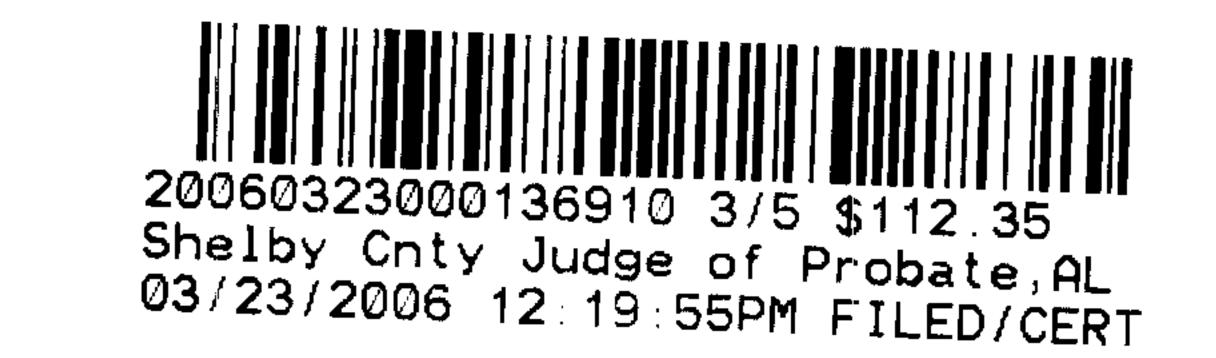


premises or any activity carried on by Purchaser in connection therewith, and Purchaser hereby covenant and agree to indemnify and save harmless the Seller from all liabilities, charges, expenses (including attorney's fees) and costs on account of or by reason of any such injuries, liabilities, claims, suits or losses however occurring or damages growing out of the same.

- Ouring the term of this agreement, Purchaser shall comply with all laws and ordinances and regulations, including, but not limited to, those effecting the use or occupation of said premises, and shall not participate in any illegal activities on the said premises nor will they permit the same thereon and further, that the Purchaser will exonerate and hold harmless the Seller for any such activity thereon and/or any legal prosecutions, liabilities or claims related thereto; The Purchaser further agrees to hold the Seller completely harmless against any and all government seizures maintained against the said premises during the term of this agreement and in the event thereof, to continue to remain liable for the payment of all payments and obligations provided hereunder.
- (7) Seller and Purchaser agree that all improvements placed upon the premises during the term of this agreement shall remain on the property and shall become a part of the same.
- It is understood and agreed that upon payment in full of the consideration (8)described in paragraph one (1) hereinabove, the Seller shall promptly execute a good and sufficient warranty deed conveying title in fee simple to the premises as well as a bill of sale and/or certificate of title to said mobile home free and clear of all encumbrances and shall deliver said conveyance to the Purchaser without further expense beyond the consideration herein described. If, however, the Purchaser shall become delinquent in the payment of the consideration outlined in the said paragraph one (1) hereinabove, for a period of time in excess of thirty (30) days from the date payment of such consideration is due, or in the additional event that the Purchaser shall violate or not comply with any of the terms and conditions of this agreement, then and in either of said events, the Seller shall have the right of immediate re-entry and the provisions of this agreement shall be considered to be terminated and all sums paid hereunder shall be forfeited by the Purchaser in favor of the Seller and the balance payable hereunder, at the sole election of the Seller, shall be immediately due and payable in full. In said event, the Purchaser shall be liable in full for any court costs or reasonable attorney's fees incurred in connection with the failure of the Purchaser to comply with the terms of this agreement.
- (9) The failure of the Seller to insist on Strict Performance on any of the provisions of this Realty Sales Agreement or to exercise any option herein conferred in any one or more instances shall not be construed as a waiver or relinquishment of any such provision, but the same shall remain in full force and effect.
- (10) It is understood and agreed by and between the parties hereto that this agreement shall be binding upon the heirs, executors, administrators or other legal representatives and/or legal successors to the parties to this agreement.

(11) It is understood and agreed that during the term of this agreement, the Seller shall be responsible for paying all ad valorem taxes incurred on the property effective upon signing.

A.C.



- (12) During the term of this agreement, Purchaser shall purchase and maintain adequate homeowners and liability insurance on the improvements. The policy shall be in sufficient amount to cover the remaining unpaid balance and shall name the Sellers as loss payee The Purchaser acknowledges that this insurance is protection against risk of loss of the home and not necessarily the contents therein. The Purchaser shall bear risk of loss as to all personal items located in and about the premises.
- (13) The Purchaser and Seller will split 50/50 the attorney fee and title fee of the final closing.
- (14) Purchaser may pre-pay without penalty.
- (15) Tax year 2006 shall be prorated and Purchaser shall be responsible for all subsequent property taxes on the subject property. Purchaser shall pay said sum on or before the 1st of December of each year to assure that taxes are timely paid.
- (16) The Purchaser agrees to pay any and all costs of collection/eviction including but not limited to reasonable attorney fees incurred by the Seller in the enforcement of this agreement.
- (17) It is further understood and agreed by the Seller and the Purchaser that the agreements contained herein represents all agreements and conditions agreed upon, and that there are no oral agreements between the parties, and that any additional agreements between the parties shall be in writing and once properly executed, attached hereto and made a part hereof.

THIS IS A LEGALLY BINDING AGREEMENT. READ IT BEFORE YOU SIGN.

Done this the 14th day of March, 2006.

SELLER:	PURCHASER:
Lovelady Properties, L.L.C. By: Grady Scott Lovelady Its: Member	Alfonso Zapata Vazques Alfonso Zapata Vazques Almadelia Pabodas Cernares Alma Rabadan Delia Cervantes
STATE OF ALABAMA)	
SHELBY COUNTY)	
I, the undersigned authority, a Notary Public in and for the State and County	

I, the undersigned authority, a Notary Public in and for the State and County aforesaid, hereby certify that <u>Grady Scott Lovelady</u>, as <u>Member for Lovelady Properties</u>, <u>LLC</u> whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that being informed of the contents of the instrument, he as such officer and with full authority executed the same voluntarily for as the act of said company

Given under my hand and seal this 14th day of March, 2006.

Notary Public

My Commission Expires:__

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STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for the State and County aforesaid, hereby certify that Alfonso Zapata Vazques and Alma Rabadan Delia Cervantes whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day, that being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 14th day of March, 2006.

Notary Public | My Commission Expires: 51/3/38

THIS INSTRUMENT WAS PREPARED BY: CHRISTOPHER R. SMITHERMAN ATTORNEY AT LAW POST OFFICE BOX 261 725 WEST STREET MONTEVALLO, ALABAMA 35115 (205) 665-4357

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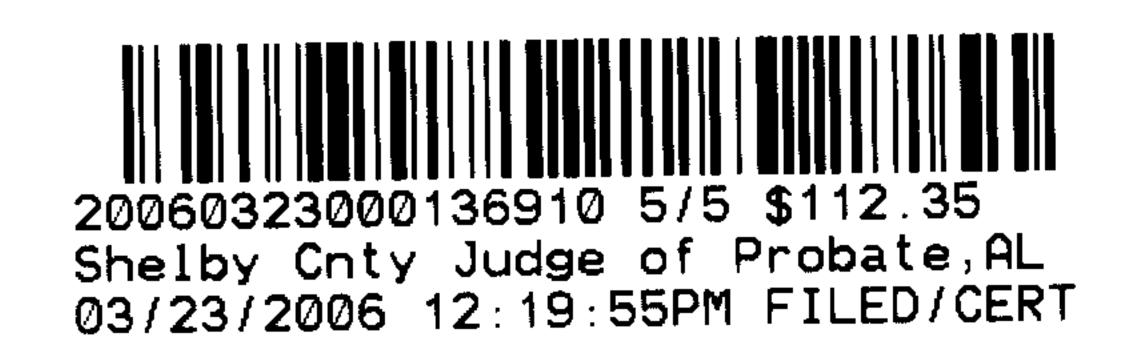


EXHIBIT "A"

Commence at the NW corner of the SE¼ of the SW¼ of Section 22, Township 22 South, Range 3 West; thence run South 89 degrees 30 minutes 08 seconds East for 277.80 feet to the Point of Beginning; thence continue South 89 degrees 30 minutes 08 seconds East for 372.21 feet; thence run South 38 degrees 18 minutes 57 seconds East for 35.17 feet to a point on the North right of way line of County Road 12; thence run South 51 degrees 29 minutes 31 seconds West along said road for 237.29 feet; thence run North 40 degrees 59 minutes 00 seconds West for 270.32 feet to the Point of Beginning, containing 0.98 acres more or less, subject to any right of way and/or easements of record.

According to the survey of Steven M. Allen, AL Reg. #12944 dated April 23, 2003.