

STATE OF ALABAMA
COUNTY OF SHELBY


20100720000229950 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
07/20/2010 09:06:52 AM FILED/CERT

MEMORANDUM OF SALE

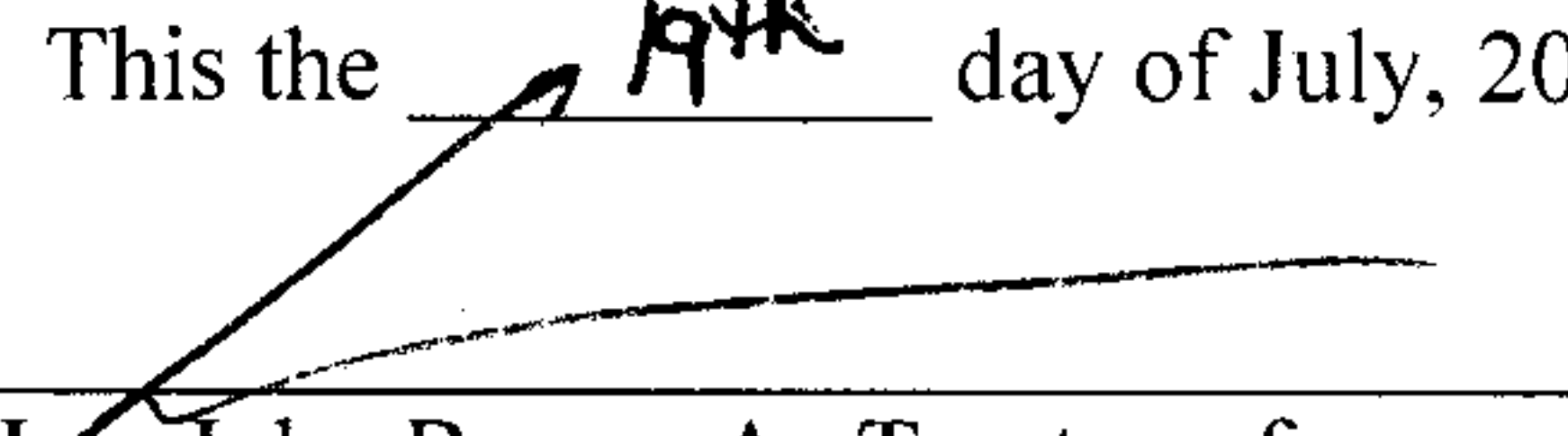
Please take notice that the undersigned, Betty Headrick, is the Buyer/Purchaser under that certain General Residential Sales Contract dated June 28, 2010, by the provisions of which the undersigned, Lee John Bruno As Trustee of Vincent J. Bruno Trust F/B/O Lee John Bruno, Jr., Dated November 12, 1997, owner of the real property described in the contract, as Sellers, agreed in writing to convey to the undersigned Buyer/Purchaser such real property, which is described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
Parcel ID#58-17-9-30-0-000-003.002

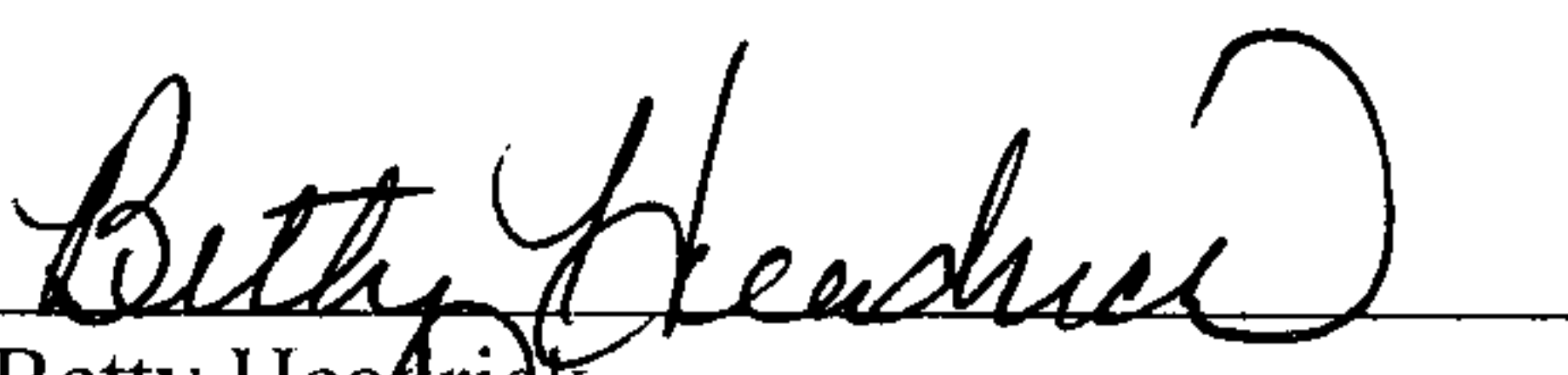
The contract is in full force and effect.

You are further notified and advised that any and all interest, right, or title you may acquire in said real property by virtue of subsequent transactions with the Sellers will be wholly subject to the right, interest, and equity of the Buyer/Purchaser in said real property, arising by virtue of the contract of sale, payment by the Buyer/Purchaser of all or a portion of the purchase price, possession of all or a portion of said real property by the Buyer/Purchaser, or otherwise.

This the 19th day of July, 2010.



Lee John Bruno, As Trustee of
Vincent J. Bruno Trust F/B/O Lee
John Bruno, Jr., Dated 11/12/97

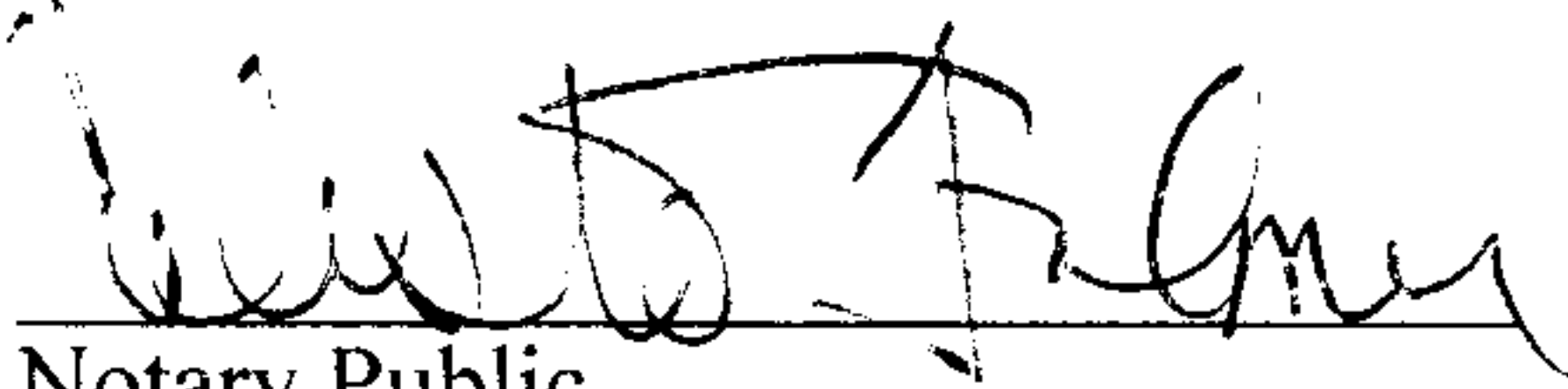


Betty Headrick

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Lee John Bruno, as Trustee of Vincent J. Bruno Trust F/B/O Lee John Bruno, Jr., dated November 12, 1997, whose name is signed to this instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily.

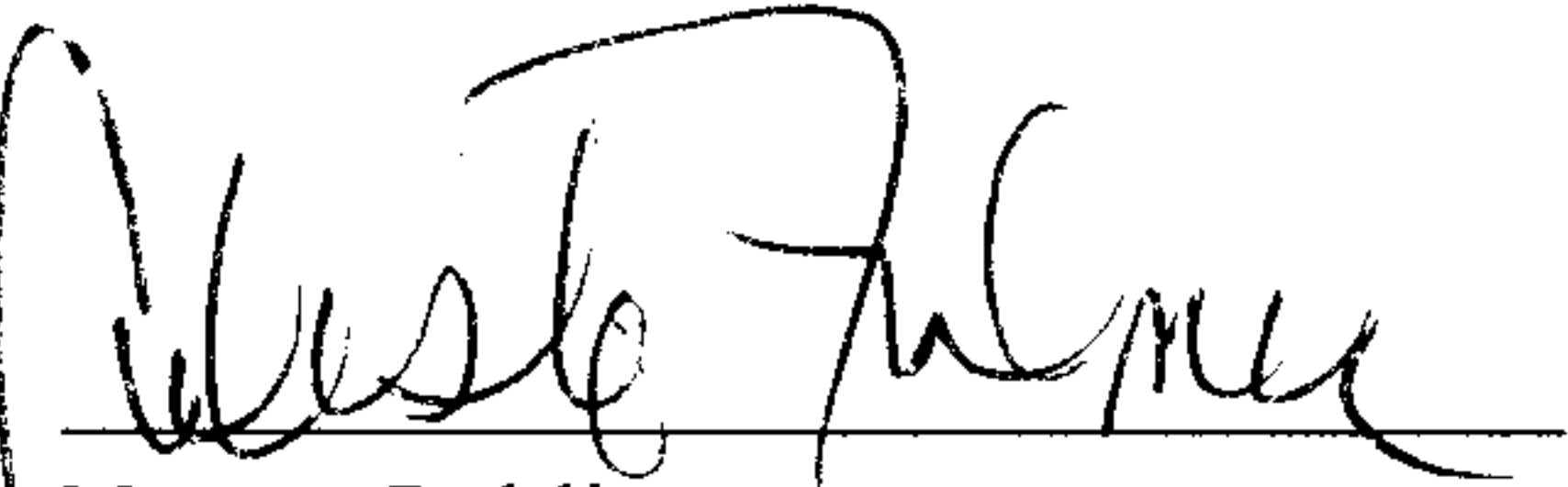
Given under my hand and official seal this 19th day of July, 2010.



Notary Public

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Betty Headrick, whose name is signed to this instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily.

Given under my hand and official seal this 19th day of July, 2010.



Notary Public

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EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the Northeast corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 30, Township 20 South, Range 2 East, Shelby County, Alabama and run South 03 deg. 04 min. 00 sec. East for 730.37 feet to the POINT OF BEGINNING of the parcel herein described; thence North 81 deg. 43 min. 57 sec. East for a distance of 606.81 feet to the western right of way of Shelby County Road No. 441; thence along said right of way South 07 deg. 39 min. 15 sec. East for a distance of 189.61 feet; thence leaving said right of way South 65 deg. 44 min. 00 sec. West for a distance of 664.66 feet; thence North 03 deg. 02 min. 13 sec. West for a distance of 374.35 feet to the POINT OF BEGINNING of the parcel herein described containing 3.98 acres, more or less. Situated in Shelby County, Alabama.



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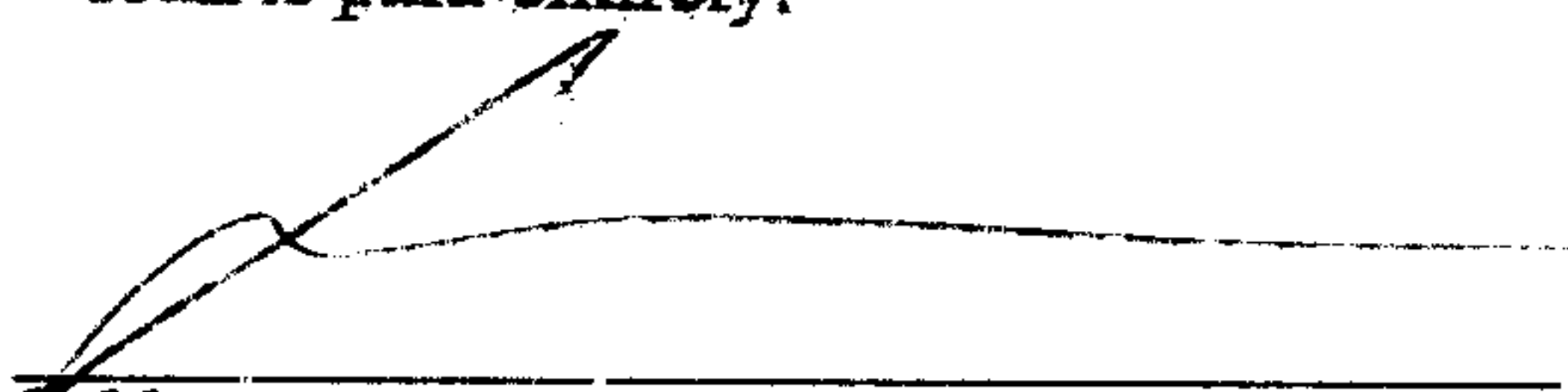
· ADDENDUM-A

This addendum is made a part of that certain General Residential Sales Contract dated June 26, 2010 between the undersigned purchaser(s) and seller(s).

The Purchasers agree to pay Seller 80,000 for property located at 1071 Hwy 441, Wilsonville Alabama 35186. Purchasers agree to 10% of purchase price at closing. The remaining balance of 72,000 will be amortized for a 15 year term at fixed interest rate of 7%. Principal and Interest will be 647.16, property taxes and homeowners insurance will be 106.29. The total monthly payment will be 753.45. Purchasers will get a copy of the annual property tax statement and the homeowners insurance statement. If there is any overage in payment this will be due back to the purchasers. In turn if any changes occur on either property taxes or homeowners insurance, there needs to be communication between buyer and seller with 5 business days. Purchasers should seek Renters insurance for contents of home.

Purchasers will be responsible for maintenance and repairs on property. Property needs to be kept in good condition.

First payment due is 5th day of each month following closing. There is a 25.00 late payment fee. There is no penalty incurred for early pay off. Seller will provide a clear title for property, when loan is paid entirely.



Seller



Purchaser

ALL PAYMENTS WILL BE MADE ON TIME.
SHOULD PURCHASERS FAIL TO PAY THEIR
MONTHLY PAYMENTS OR NOT KEEP PROPERTY IN
GOOD CONDITION, THERE WILL BE A 15 DAY
GRACE PERIOD FROM DUE DATE ON LATE
PAYMENT BEFORE LEASE PURCHASE SHALL BE
ENDED AND EITHER THE PURCHASERS SHALL
OBTAIN A LOAN TO PAY OFF SELLER IN FULL OR
IMMEDIATELY VACATE THE PROPERTY.

PURCHASERS WILL STILL BE LIABLE FOR ANY
BACK PAYMENTS OR DAMAGES AND WILL AGREE
TO PAY ANY ATTORNEY OR COURT COSTS THAT
MAY BE OCCURRED IN OBTAINING THIS MONEY
OR GETTING PURCHASERS TO VACATE PROPERTY.
THE ONLY EXCEPTION WOULD BE IF SELLER
AGREES TO EXTEND TIME DUE TO EMERGENCY
CIRCUMSTANCES.

THERE WILL BE NO PLENTY FOR EARLY PAYOFF.
SELLER WILL PROVIDE A CLEAR TITLE TO
PROPERTY AT TIME PROPERTY IS PAID IN FULL.
PURCHASERS WILL PAY ATTORNEY AND
RECORDING CLOSING COSTS.

NO MONEY RECEIVED BY SELLER IS
REFUNDABLE.

Payment is Late \$25.00 charge

Betty Madama
PURCHASER

[Signature]
SELLER

PURCHASER

SELLER