

**BUY/SALE AGREEMENT**

20110315000084220 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
03/15/2011 12:26:18 PM FILED/CERT

This Agreement made and entered into on this the 7th day of March, 2011, by and between Bill and Ann Reitzammer and Derrel and Susie Shaffer.

For and in consideration of the sum of Ten Dollars and Other Good and Valuable Consideration, the receipt and sufficiency of which is hereby acknowledged by each of the parties, the said Reitzammers and Shaffers do mutually covenant and agree as follows:

- (1) The parties have today jointly purchased the following described property: Lot 90, according to the Survey of Weatherly King's Crest, Sector 3, Phase 3, recorded in Map Book 18, Page 38 A & B, in the Probate Office of Shelby County, Alabama.
- (2) The Reitzammers presently reside at 241 Kings Crest Lane, Pelham, AL and the Shaffers presently reside at 242 Kings Crest Lane, Pelham, AL.
- (3) Each of the parties have contributed 1/2 of the cost of purchasing said real estate with said figure of 1/2 the total cost being \$ 17,880.35.
- (4) In the future, should either the Reitzammers or Shaffers decide to move from their present residence, the moving family does hereby agree to sell their 1/2 interest in the real estate to the remaining family for the figure of the moving family's interest in the property, without interest or escalation in the price. The family purchasing the moving family's interest in the property agree to pay all expenses of said sale.

Should the family not moving elect not to purchase the moving family's interest in the property, then the non-moving family agrees to sell their interest in the property to the moving family upon the same terms and conditions set out above.

In addition to either party moving, in the event of the death of either of the parties (where both husband and wife died at the same time which is a possibility when traveling together) that 1/2 interest in the real estate would not go to heirs, but to the co-owners who would have the first right to purchase the land from the co-owners' estate, for the figure of the deceased family's interest in the land with no interest or escalation.

- (5) Any and all development, landscaping, and addition of structures must be mutually agreed upon by the Reitzammers and Shaffers.
- (6) The Reitzammers and Shaffers shall equally divide and pay any property taxes and home owner association fees associated with the co-owned property.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7th day of March, 2011.

George W. Reitzammer  
George W. Reitzammer

Ann F. Reitzammer  
Ann F. Reitzammer

STATE OF ALABAMA

JEFFERSON COUNTY

Derrel L. Shaffer  
Derrel L. Shaffer

Susie W. Shaffer  
Susie W. Shaffer

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that George W. Reitzammer, Ann F. Reitzammer, Derrel L. Shaffer and Susie W. Shaffer whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of March, 2011.

Larry L. Halcomb  
Larry L. Halcomb

Notary Public