

GENERAL RESIDENTIAL SALES CONTRACT

Form Approved by Birmingham Association of REALTORS®, Inc.
January 30, 2008 (Previous forms are obsolete and no longer approved)


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Shelby Cnty Judge of Probate, AL
08/08/2011 02:56:02 PM FILED/CERT

Date: July 5, 2011

The undersigned Buyer(s) Sabrina Modi hereby agrees to purchase
(Please print exact names in which title will be taken)

and the undersigned Seller(s) A. D. Chandler hereby agrees to sell the
(Please print exact names in which title is held)

following described real estate, together with all improvements, shrubbery, plantings, fixtures and appurtenances (the "Property") situated in the City of _____, County of Shelby, Alabama, on the terms stated below:

Address 2150 Brook Highland Ridge Zip Code: 35242
Legal Description: Lot 2211 Block _____ Survey 22 Sector
Map Book 28 Page 81

1. THE TOTAL PURCHASE PRICE OF THE PROPERTY SHALL BE \$ 544,726.98 *
Down Payment
Earnest Money under this Contract shall be \$ 100,000.00

See Addendum #1 (A) FINANCING: (Check as applicable)

☐ (1) Buyer will pay cash or obtain a loan for the Property with no financing contingency.

See Addendum #1 ☐ (2) This Contract is contingent on Buyer obtaining approval of a ☐ Conventional ☐ FHA ☐ VA ☐ Other _____ loan in the amount of \$ _____ or _____% of the Purchase Price (excluding any financed loan costs) at the prevailing interest rate and loan costs. If FHA or VA financing is utilized, the "FHA/VA Amendatory Clause Addendum" must be a part of this Contract. Buyer will apply for financing within _____ days (7 days if left blank), from the Finalized Date and will provide any and all credit, employment, financial and other information required by the mortgage lender. "Finalized Date" shall mean the date that appears under the signatures of the parties to this Contract. If the Purchase Price exceeds the appraised value of the Property, Buyer may elect to cancel this Contract by providing written notice of such election to Seller within five (5) calendar days of knowledge of the appraised value, along with a copy of the appraisal, unless the Seller agrees to sell the Property under this Contract for the appraised value. The Earnest Money shall be returned pursuant to the terms of Paragraph 3 below. No term of this financing contingency can be changed without written authorization of the Seller. This financing contingency shall expire on _____, 20____. Thereafter, this Contract shall no longer be contingent upon Buyer obtaining financing of any type.

(B) LENDER REQUIRED REPAIRS: Seller agrees to make any repairs required by the lending institution not to exceed \$ N/A (\$0.00 if left blank). If such repairs exceed this amount and Seller refuses to pay the excess, Buyer may pay the excess, or (if not prohibited by Buyer's lender) accept the Property with the limited repairs, or accept the above-specified amount at closing as a reduction of the Purchase Price, or Buyer may cancel this Contract by notifying Seller in writing within _____ hours (24 hours if left blank) of Buyer being informed of Seller's refusal to pay the excess cost of repairs. Should Buyer fail to cancel this Contract after being informed of Seller's refusal to pay the excess cost of repairs the Contract shall be closed as scheduled.

* - See Lease-Purchase Addendum to Contract

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See Addendum #1 (C) **LOAN CLOSING COSTS AND PREPAID ITEMS:** A loan discount not to exceed _____% of the amount of the approved loan, shall be paid by ☐ Seller ☒ Buyer. All other loan closing costs and prepaid items are to be paid by Buyer unless herein stated. Seller's obligation, if any, to pay for any loan closing costs is contingent upon the closing of the sale.

See Addendum #1 **2. CLOSING & POSSESSION DATE:** The sale shall be closed and the deed delivered on or before July 5, 20 14. Possession is to be given upon delivery of the deed if the Property is then vacant; otherwise, possession shall be delivered on July 5, 20 14 at _____:____ ☐ a.m. ☐ p.m. In the event Seller retains possession of the Property beyond the date of closing, Seller hereby agrees that upon surrender of the Property to Buyer, the Property shall be in the same condition as it was on the day of closing.

See Addendum #1 **3. EARNEST MONEY & DEFAULT OF CONTRACT:** Seller and Buyer hereby direct the Listing Company to hold the earnest money in trust until this Contract has been accepted and signed by all parties, at which time the Earnest Money will be promptly deposited into the escrow account of the Listing Company. In the event an offer or counteroffer is not accepted, the Earnest Money shall be returned to Buyer without a signed release. If the Contract is accepted and signed by all parties and the sale does not close, however, a separate mutual release signed by all parties to this Contract will be required before the Earnest Money will be disbursed. In the event either Buyer or Seller claims the escrowed funds without the agreement of the other party, any holder of the escrowed funds, as prescribed by Alabama Real Estate License Law Rule: 790-X-3-.03 (4), (5), must either retain the escrowed funds until there is a written mutual release among the parties or interplead the disputed portion of the funds into the appropriate court, and shall be entitled to deduct from the escrowed funds for court costs, attorney fees and other expenses relating to the interpleader; provided, however, that any Claim as defined in Paragraph 24 below shall remain subject to mediation and arbitration as set forth in said Paragraph. Seller, at Seller's option, may cancel this Contract if the Earnest Money check is rejected by the financial institution upon which it is drawn. In the event of default by Buyer, all deposits made hereunder may be forfeited as liquidated damages at the option of Seller, provided Seller agrees to the cancellation of this Contract, or alternatively, Seller may elect to pursue his or her available legal or equitable remedies against Buyer pursuant to Paragraph 24 below. In the event of default by Seller, all deposits made hereunder may be returned at the option of Buyer, provided Buyer agrees to the cancellation of this Contract, or alternatively, Buyer may elect to pursue his or her available legal or equitable remedies against Seller pursuant to Paragraph 24 below.

4. AGENCY DISCLOSURE: The listing company is N/A.
The selling company is N/A.

The listing company is: *(Two blocks may be checked)*

- ☐ An agent of the seller.
☐ An agent of the buyer.
☐ An agent of both the seller and buyer and is acting as a limited consensual dual agent.
☐ Assisting the ☐ buyer ☐ seller *(check one or both)* as a transaction broker.

The selling company is: *(Two blocks may be checked)*

- ☐ An agent of the seller.
☐ An agent of the buyer.
☐ An agent of both the seller and buyer and is acting as a limited consensual dual agent.
☐ Assisting the ☐ buyer ☐ seller *(check one or both)* as a transaction broker.

Buyer's Initials

Seller's Initials

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See
Addendum
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5. **HAZARD INSURANCE:** Buyer understands that Buyer is responsible for securing acceptable hazard insurance at a premium rate acceptable to Buyer on the Property at Closing. Buyer shall obtain evidence of insurability at an acceptable premium rate within ____ days (7 days if left blank) of the Finalized Date. Should Buyer be unable to obtain evidence of insurability at an acceptable premium rate, Buyer may elect to cancel this Contract by providing written notice of such election within said time period to Seller. If the Contract is cancelled, the Earnest Money shall be returned pursuant to the terms of Paragraph 3 above. Failure to notify Seller of Buyer's election to cancel within said time period shall conclusively be deemed acceptance of any available insurance.

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Addendum
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6. **TITLE INSURANCE:** Seller agrees to furnish Buyer a standard form owner's title insurance policy at Seller's expense, issued by a company qualified to insure titles in Alabama, in the amount of the Purchase Price, insuring Buyer against loss on account of any defect or encumbrance in the title, subject to exceptions herein, including paragraphs 7 & 9 below; otherwise, the Earnest Money shall be refunded in accordance with Paragraph 3 above. In the event owner's and mortgagee's title policies are required at closing, the total expense of procuring the two policies will be divided equally between Seller and Buyer, even if the mortgagee is the Seller. Seller shall have a reasonable length of time within which to perfect title or cure defects in the title to the Property.

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Addendum
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7. **SURVEY:** Buyer ☐ does ☐ does not require a survey by a registered Alabama land surveyor of Buyer's choosing. The lender may require a survey and it is recommended that a new survey be obtained on all purchases. Available information indicates that the Property ☐ is ☐ is not located in a flood plain, but this should be confirmed by a flood plain certification and/or a current surveyor's statement in the survey which shall be the responsibility of Buyer. Further, unless otherwise agreed herein, the Property is purchased subject to utility easements, residential subdivision covenants and restrictions, if any, and building lines of record. It is the responsibility of Buyer to determine, prior to closing of this Contract, whether the foregoing materially impairs the use of the Property for intended purposes. Unless otherwise agreed herein, the survey shall be at Buyer's expense.

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Addendum
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8. **PRORATIONS:** Ad valorem taxes, as determined on the date of closing, insurance transferred, accrued interest on mortgage(s) assumed, and homeowners association, fire district or other dues, fees or assessments are to be prorated between Seller and Buyer as of the date of closing, and any existing escrow deposits shall be credited to Seller. Unless otherwise agreed herein, all ad valorem taxes except municipal are presumed to be paid in arrears for purpose of proration; municipal taxes, if any, are presumed to be paid in advance. Seller acknowledges that the Property ☐ is ☐ is not currently subject to Class III residential property tax. If Seller states that the Property is Class III and is in error, Seller will reimburse to Buyer any amount of tax which will be incurred between the date of closing and the end of the current tax year which is in excess of that which would be due under Class III. This obligation will survive the closing.

9. **CONVEYANCE:** Seller agrees to convey the Property to Buyer by _____ a _____ warranty deed (check ☐ if Buyer desires that title be held as joint tenants with rights of survivorship), free of all encumbrances except as permitted in this Contract. Seller and Buyer agree that any encumbrances not herein excepted or assumed may be cleared at the time of closing from sales proceeds. The Property is sold and is to be conveyed subject to any mineral and/or mining rights not owned by Seller. Seller understands that the present zoning classification is: Residential. Buyer is encouraged to verify the current zoning classification.

10. **HOME WARRANTY:** Buyer ☐ does ☒ does not require a Home Warranty Policy issued by a company qualified to provide such policies in the State of Alabama, effective for one year from date of closing to be paid by ☐ Buyer ☐ Seller at cost not to exceed \$ _____. Buyer acknowledges

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that no broker or sales associate has made any representations or statements regarding the terms or conditions of any Home Warranty Policy or the items covered by any such Policy. The Buyer will personally review the Policy, which will contain certain limitations, exclusions and deductions, and Buyer will base the decision to accept or decline the Policy on this review, and not on any information that may have been provided by any broker or sales associate.

11. BUYER'S DUTY TO INSPECT: Buyer understands that Alabama law imposes a duty on Buyer to thoroughly inspect a property for conditions of property, defects or other relevant matters prior to closing the sale. Buyer further understands that professional inspection services and/or contractors may be engaged for this purpose. Buyer is encouraged to engage and pay for independent professional inspection services and/or contractors, including but not limited to termite/pest control companies, rather than using previous Seller-acquired inspection reports; rather than allowing the Seller to pay for such inspection reports; or rather than using an inspector recommended by Seller. Brokers and sales associates do not endorse any particular professional inspection service and/or contractor. Buyer understands and agrees that Buyer will not rely and has not relied on any statements or omissions made by any broker or sales associate regarding the condition of the Property. Buyer further understands that if a broker or sales associate is present at or accompanies Buyer on an inspection or walk-through of the Property, it will be as a courtesy and not as a person qualified to detect any defects. **After closing of this sale, all conditions of the Property are the responsibility of Buyer.**

CONDITION OF THE PROPERTY

NEITHER SELLER NOR ANY BROKER OR SALES ASSOCIATE MAKES ANY REPRESENTATIONS OR WARRANTIES REGARDING CONDITION OF THE PROPERTY EXCEPT TO THE EXTENT EXPRESSLY SET FORTH HEREIN. Buyer has the obligation to determine any and all conditions of the Property material to Buyer's decision to purchase the Property, including, without limitation, the condition of the heating, cooling, plumbing and electrical systems; any built-in appliances; the roof and the basement, including leaks therein; the presence of asbestos, or toxic mold; the presence of, or damage from, wood destroying insects and/or fungus; the presence of vermin or other pest infestation; the presence of arsenic in treated wood; the size and area of the Property; the quality of construction materials and workmanship, including floors and structural condition; availability of utilities and sewer or septic tank and condition thereof; subsurface and subsoil conditions, including radon or other potentially hazardous or toxic materials and/or gases; Property access easements, covenants, restrictions or development structures; and any matters affecting the character of the neighborhood. Buyer shall have the opportunity and the obligation to determine the condition of the Property in accordance with 12.A or 12.B below. Unless otherwise excepted, Seller will provide access and utilities for Buyer's inspections until closing. Note: Lenders and/or public authorities may require certain investigations such as termite and septic tank inspections. This does not replace Buyer's duty to thoroughly inspect the Property prior to closing.

12. GENERAL HOME INSPECTION:

☐ **(A) SALE OF PROPERTY NOT CONTINGENT UPON INSPECTION:** Buyer agrees to accept the Property in "AS IS" condition, except for ordinary wear and tear. Seller gives **no** warranties on any systems or appliances being in good working order, and in consideration for the Purchase Price, Buyer accepts total responsibility for all repairs, improvements, and/or defects currently existing in the Property.

Buyer's Initials

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Seller's Initials

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Addendum
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☐ (B) **SALE OF PROPERTY CONTINGENT UPON HOME INSPECTION:** (This paragraph does not apply to inspections under paragraphs 13 and 14 below.) Buyer requires additional inspections of the Property at Buyer's expense. Within _____ days (7 days if left blank) of the Finalized Date, Buyer shall either personally or through others of Buyer's choosing, inspect or investigate the Property.

(1) If such inspections reveal conditions that are unsatisfactory to Buyer, Buyer, at Buyer's sole discretion, may either (a) terminate this Contract or (b) request that Seller correct the unsatisfactory conditions. Buyer shall exercise either option by written notice delivered to Seller within _____ days after the physical inspection of the Property.

(2) If Buyer requests Seller to correct the specified unsatisfactory conditions, Seller shall respond to Buyer by written notice within _____ days (5 days if left blank) of receipt of such request as to whether Seller is willing to correct the unsatisfactory conditions.

(3) If Seller elects not to correct the unsatisfactory conditions, Buyer shall respond to Seller by written notice delivered to Seller within _____ days (3 days if left blank) of receipt of Seller's refusal to correct such conditions and advise Seller of its election of either (a) to terminate this Contract and recover the Earnest Money pursuant to Paragraph 3 above, or (b) to waive in writing the request for correction of the conditions and proceed to close the sale.

(4) It shall conclusively be deemed acceptance of the Property, including ordinary wear and tear until the closing, if Buyer fails to notify Seller in writing within the allotted times stated above of any unsatisfactory condition revealed by the inspections, or fails to notify Seller in writing of Buyer's election to terminate this Contract as herein provided. Further, it shall conclusively be deemed acceptance of Buyer's request to correct the specified unsatisfactory condition(s) if Seller fails to respond in writing within the time frame stated in subparagraph (2) above.

Buyer's Initials

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Seller's Initials

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NOTE: "Ordinary wear and tear," as used herein shall not be deemed to include material failure of the heating, cooling, plumbing and electrical systems or built-in appliances.

13. SEWER/SEPTIC SYSTEMS: Seller represents that the Property ☒ is ☐ is not connected to sewer, and if so, all connection fees have been paid. If not on sewer, Seller represents that the Property ☐ is ☒ is not connected to a septic system. If Property is on a septic system, Buyer ☐ does ☐ does not require a septic system cleaning and inspection at Buyer's expense. It is recommended if the Property is on a septic system that the Buyer have the septic system inspected by a professional. If the Property is on a septic system and Buyer elects NOT to have the septic system inspected, then Buyer releases Seller, brokers and sales associates from any and all responsibility for problems with the septic system which may be discovered in the future, whether problems exist on the Finalized Date or develop thereafter. It is the responsibility of Buyer to determine, prior to closing of this Contract, whether the foregoing materially impairs the use of the Property for intended purposes.

Buyer's Initials

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Seller's Initials

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See 14. TERMITE AND/OR WOOD INFESTATION:
Addendum

#1 (A) TERMITE SERVICE AGREEMENT: Buyer ☐ does ☐ does not require a termite service agreement. If such agreement is required and Seller has an existing transferable agreement, the agreement will be transferred at ☐ Buyer's ☐ Seller's expense. If a new service agreement is required, the cost shall be at ☐ Buyer's ☐ Seller's expense and the service agreement will be ordered by the party paying for the same. Brokers and sales associates make no representations as to the terms or conditions of any termite service agreement.

N/A (B) WOOD INFESTATION REPORT: Buyer ☐ does ☐ does not require a Wood Infestation Report. If required by Buyer, lender or pest control company, the cost of the Wood Infestation Report shall be at Buyer's expense and Buyer shall order the report. It is the responsibility of Buyer to determine, prior to closing of this Contract, whether the foregoing materially impairs the use of the Property for intended purposes.

Buyer's Initials Seller's Initials

N/A 15. LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS: The seller of any interest in residential real property built before January 1, 1978 is required by federal law to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. The Property ☐ was ☐ was not built prior to January 1, 1978. Seller's Initials If any portion of the Property was built before January 1, 1978, a copy of the above-referenced disclosure is attached hereto as Addendum #_____.

N/A 16. BUYER'S FINAL INSPECTION: Buyer has the right and the responsibility to walk through and inspect the Property prior to closing and notify Seller immediately if the Property is not in the condition agreed upon. Specifically, the Buyer should determine if (a) conditions specified under Paragraph 12(B) above have been satisfied, if 12(B) was selected; (b) the systems as described under the NOTE in 12(B) above are functioning; and (c) no new defects to the Property have occurred, other than ordinary wear and tear since acceptance under Paragraph 12 above. If the Property is not in satisfactory condition, Buyer shall immediately notify Seller. If Seller refuses to pay for any repairs or correct any unsatisfactory conditions requested by Buyer pursuant to Paragraph 12(B) above, Buyer may proceed with the closing or cancel the contract and recover the Earnest Money in accordance with Paragraph 3 above. If Buyer fails to conduct this walk-through inspection, Seller's repair and maintenance obligations will be deemed fulfilled. After closing, all conditions of the Property are the responsibility of the Buyer.

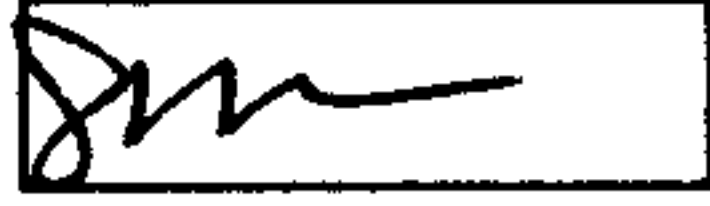
N/A 17. DISCLAIMER: Seller and Buyer hereby acknowledge and agree that they have not relied upon any advice or representation of the Listing Broker or Company or the Selling Broker or Company or any of their sales associates ("brokers and sales associates"), and accordingly Seller and Buyer agree that no broker or sales associate shall be held responsible for any obligations or agreements that Seller or Buyer have to one another hereunder. Further, Seller and Buyer agree to discharge and release the brokers and sales associates from any claims, demands, damages, actions, causes of actions or suits at law arising in any way from this Contract related to the Property, and shall include but not be limited to the condition of the heating, cooling, plumbing, water and electrical systems and any built-in appliances; the roof and the basement, including leaks therein; the presence of asbestos, arsenic in treated wood, toxic

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mold or fungus; the size and area of the Property; the quality of the workmanship or construction materials, including floors; the structural condition; the condition, availability or location of utilities, sewer or septic system; the investment or resale value of the Property; subsurface or subsoil conditions such as sinkholes, mining or other soil conditions, including radon or other potentially hazardous gases or toxic materials; the existence of, or damage from, wood destroying insects and/or fungus, or vermin/pest infestation; Property access, easements, covenants, restrictions, development structure, and appurtenances thereto, and any matters affecting the character of the neighborhood; the past, present, or future financial stability of the builder or developer or the future insurability of the Property; or the compliance of the builder or developer under any warranty or any related mortgage terms and conditions; or any other matters affecting the willingness of the Seller and Buyer to sell or purchase the Property on the terms and at the Purchase Price herein set forth. Seller and Buyer acknowledge and agree that if such matters are of concern to them in the decision to sell or purchase the Property, they have sought and obtained independent advice relative thereto.

Buyer's Initials   Seller's Initials  

18. SELLER WARRANTY: Seller warrants that Seller has not received notification from any owners association or lawful authority regarding any assessments that remain unpaid, pending assessments, pending public improvements, or repairs, replacements, or alterations to the Property that have not been satisfactorily made. Seller warrants that there is no unpaid indebtedness on the Property except as described in this Contract. These warranties shall survive the closing.

19. FIRE/SMOKE/GAS DETECTORS: Buyer shall satisfy himself that all applicable federal, state and local statutes, ordinances or regulations concerning fire/smoke/gas detectors have been met. Upon closing or after taking possession of the Property, whichever occurs first, Buyer shall be solely responsible for compliance with such laws.

See
Addendum
#1

20. RISK OF LOSS: Seller agrees to keep in force sufficient hazard insurance on the Property to protect all interests until this sale is closed. If the Property is destroyed or materially damaged between the Finalized Date and the closing, and Seller is unable to restore it to its previous condition prior to closing, the Buyer shall have the option of canceling this Contract and recovering the Earnest Money pursuant to Paragraph 3 above, provided that notice of cancellation is received prior to closing or accepting the Property in its damaged condition. If Buyer elects to accept the Property in its damaged condition, any insurance proceeds otherwise payable to Seller by reason of such damage shall be applied to the balance of the Purchase Price or otherwise be payable to Buyer.

21. SELECTION OF ATTORNEY: Buyer and Seller hereby ☐ do ☒ do not agree to share the fees of a closing attorney, who will represent the mortgage lender, if the sale is financed. Buyer and Seller acknowledge and agree that such sharing of fees may involve a conflict of interest on the part of the attorney and the attorney will require that an affidavit be signed at closing acknowledging the conflict of interest and Buyer's and Seller's acceptance of the same. The parties further acknowledge that they have a right to be represented at all times by separate and independent counsel in connection with this Contract and the closing thereof by an attorney of their own choosing at their own expense.

22. PERSONAL PROPERTY: Any personal items remaining with the Property shall be at no additional cost to Buyer, shall not add to the value of the Property, shall be in "as is" condition unless otherwise agreed to herein, shall be unencumbered at the time of closing, and shall be only that personal

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property which is currently on the premises and included on the itemized list attached hereto as Addendum # _____ (said list to be specific as to description and location of such items).

See
Addendum
#1

23. OTHER OFFERS WHILE BUYER'S OFFER IS PENDING: Buyer hereby acknowledges that offers other than Buyer's offer may have been made or may be made before Seller acts on or while Seller is considering Buyer's offer or counteroffer. While the Buyer's offer or counteroffer is pending, and before this Contract becomes effective, Seller hereby expressly reserves the right to reject Buyer's offer or counteroffer or to withdraw any offer previously made by Seller to Buyer relating to the Property, and to accept any other offer or counteroffer.

24. MEDIATION AND ARBITRATION/WAIVER OF TRIAL BY JURY: All claims, disputes or other matters in question arising out of or relating in any way to this Contract or the breach thereof, including claims against any broker or sales associate, or relating to the relationship involved with, created by or concerning this Contract, including the involvement of any broker or sales associate ("Claim"), shall be submitted to mediation with a mutually agreed upon mediator within forty-five (45) days of notice of the Claim. In the event no mediated resolution is reached within sixty (60) days of the party's notice of the Claim, all Claims shall be resolved by binding arbitration by a single arbitrator in Birmingham, Alabama in accordance with the Commercial Arbitration Rules of the American Arbitration Association then in effect. **EACH PARTY ACKNOWLEDGES THAT HE OR SHE IS KNOWINGLY WAIVING THE RIGHT TO A TRIAL BY JURY RELATING TO ALL CLAIMS.** All disputes concerning the arbitrability of any Claim or the enforceability or scope of this provision shall be subject to the same binding arbitration. The parties shall bear equally the cost of the arbitrator and each party shall otherwise bear their own costs; provided the arbitrator shall have the authority to award costs as a part of this award to the extent authorized by applicable law. The arbitrator shall follow the law applicable to any Claim and shall be empowered to award any damages or other relief which would be available under the law applicable to any such Claim. The determination of the arbitrator shall be final, binding on the parties and non-appealable, and may be entered in any court of competent jurisdiction to enforce it. The parties acknowledge and agree that the transactions contemplated by and relating to this Contract, which may include the use of materials and components which are obtained from out-of-state and which otherwise include the use of interstate mails, roadways and commerce, involve interstate commerce, as that term is defined in the Federal Arbitration Act, 9 U.S.C. § 2.

Buyer's Initials

Seller's Initials

25. FACSIMILE OR COUNTERPART SIGNATURES: This Contract may be executed and delivered by any party hereto by sending a facsimile of the signature or by a legally recognized e-signature. Such facsimile signature or legally recognized e-signature shall be binding upon the party so executing it upon the receipt of the signature by any other party.

26. ADDITIONAL PROVISIONS: Additional provisions to this Contract are set forth on the attached Addendum(s) # 1 which shall be signed by all parties and shall be part of this Contract.

27. OBLIGATION FOR FEES AND EXPENSES: Buyer and Seller acknowledge that in the event this Contract is cancelled or does not close for any reason, fees or costs paid in advance may be non-refundable.

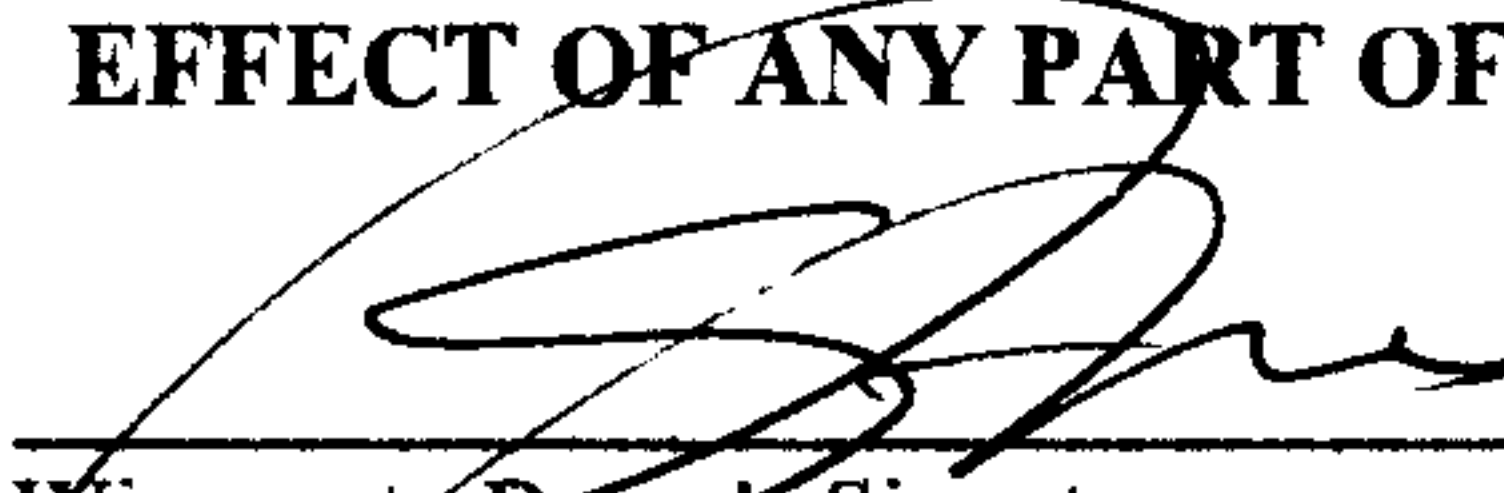
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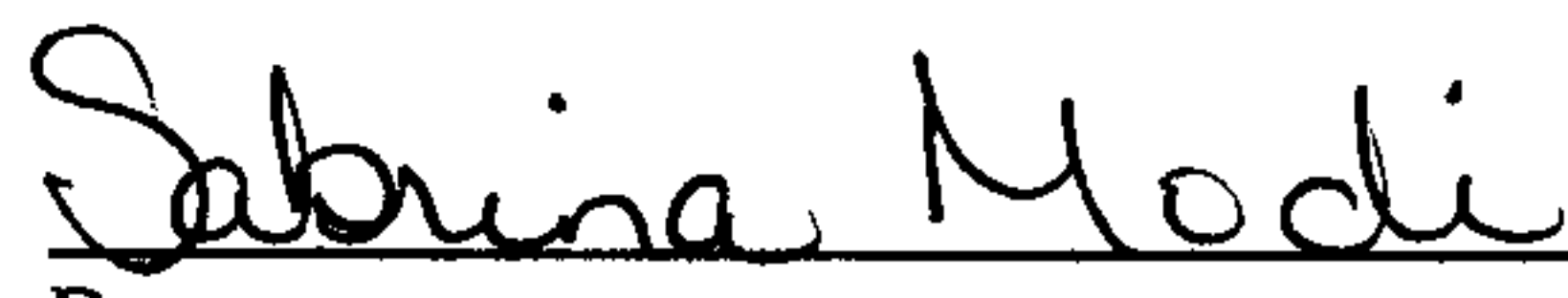


28. BROKERAGE FEE/COMMISSION: The commission payable to the Listing or Selling Broker in this transaction is determined by a prior written agreement between the Brokers and their respective clients or customers and is not set by The Birmingham Association of Realtors®, Inc., but in all cases is negotiable between the Brokers and their respective clients or customers.

29. ENTIRE AGREEMENT: This Contract constitutes the entire agreement between Buyer and Seller regarding the Property, and supersedes all prior discussions, negotiations and agreements between Buyer and Seller, whether oral or written. Neither Buyer, Seller, nor any broker or sales associate shall be bound by any understanding, agreement, promise, or representation concerning the Property, expressed or implied, not specified herein.

THIS IS A LEGALLY BINDING CONTRACT. IF YOU DO NOT UNDERSTAND THE LEGAL EFFECT OF ANY PART OF THIS CONTRACT, SEEK LEGAL ADVICE BEFORE SIGNING.

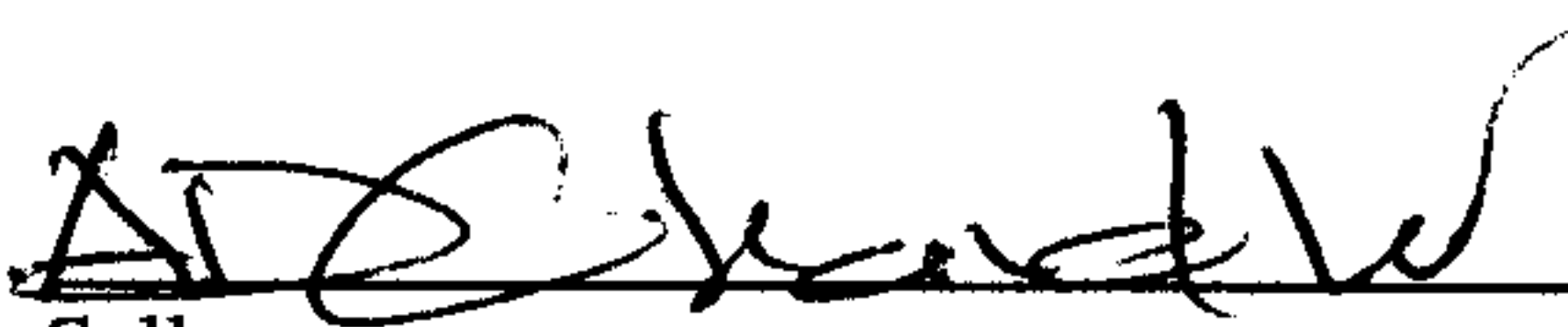

Witness to Buyer's Signature

 7/5/11
Buyer (Date)

Witness to Buyer's Signature

Buyer (Date)


Witness to Seller's Signature

 7/5/11
Seller (Date)

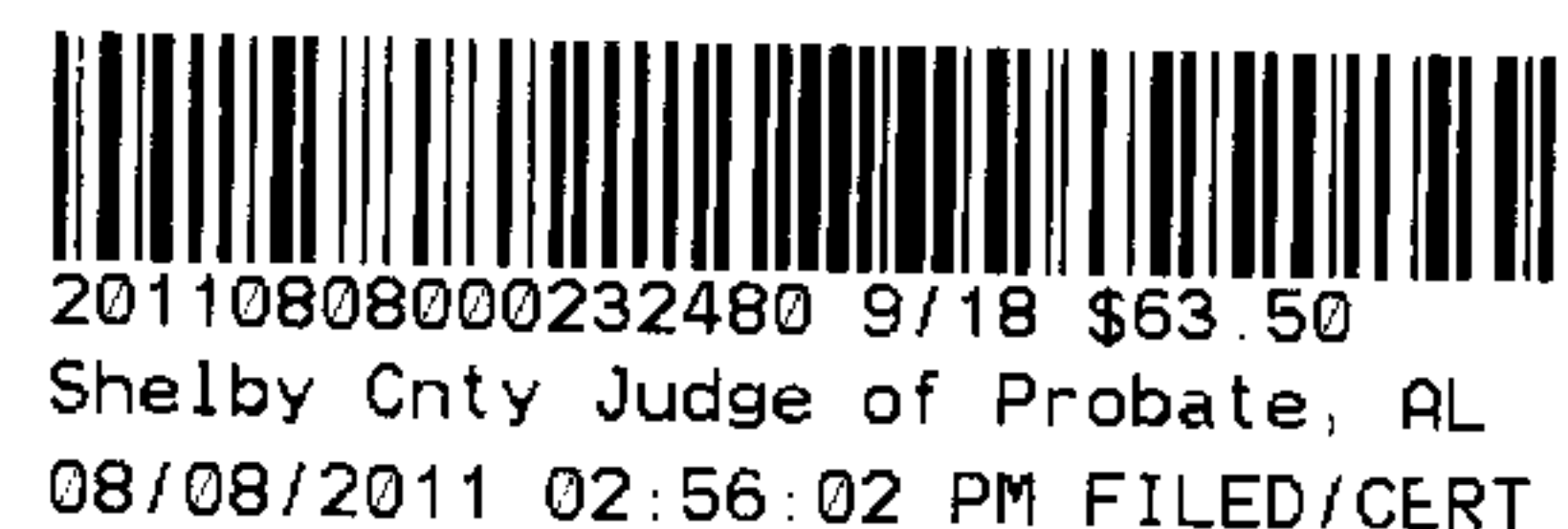
Witness to Seller's Signature

Seller (Date)

Finalized Date: July 5, 2011
(Date on which last party signed or initialed acceptance of final offer)

Down Payment in the amount of \$100,000.00 applied to loan # 01-31912038-30040 at Regions Bank via transfer 7/5/2011	
EARNEST MONEY: Receipt of the earnest money in the amount identified in Paragraph 1 is hereby acknowledged.	
☒ CASH	☐ CHECK
Bank	
LISTING COMPANY: <u>Regions Bank</u>	By: <u>Terrell Barkley</u> DATE <u>July 5</u> , 20 <u>11</u>

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Addendum #1 to General Residential Sales Contract

The payoff on loan number 01-31912038-30040 on Lot 2211 Brook Highland Ridge sector 22, map book 28, page 81, having address 2150 Brook Highland Ridge Birmingham AL 25242, is \$544,726.98 as of June 29, 2011. Regions Bank is preparing documents to enter 20 year amortized loan with a 3 year maturity at prime +1% with an initial estimated payment at \$2, 679 per month. This loan renewal is contingent on Regions Bank receiving \$100,000.00 prior to or at closing of the loan renewal. (*)

1. All payments will be applied to the said loan. The final sales price to be based on loan balance after all payments from lease-purchase are applied.
2. Sellers have disclosed that there are no fees or any other outstanding charges on this loan.
3. Buyers to furnish Title Insurance at time of closing at Buyers expense
4. Survey to be furnished at closing at Buyers expense
5. Buyers to pay all Property Taxes
6. Buyers to keep Sellers Termite Bond enforced at Buyers expense
7. Buyers to pay yearly Home Owners Associations dues
8. Seller agrees to acquire policy of homeowners' insurance on the property at Buyers expense and to provide proof of said insurance to Buyers. In the event that property damage occurs which is covered by the policy of insurance any and all funds paid to or collected by Sellers pursuant to the policy of insurance, will be conveyed in its entirety to the Buyers, which will be used to repair damages and applied to covered Losses, including any improvements made by the Buyers.
9. Buyer agrees to acquire a policy of insurance on the property covering contents and liability and to provide proof of said insurance to Sellers.
10. Seller and Buyer agree that Buyers shall have complete authority to make any and all decisions regarding the subject property.
11. Seller and Buyer agree that Seller cannot accept any other offers on subject property.


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Addendum #1 to General Residential Sales Contract

■ < n

12. In the event seller should become incapacitated, sellers' estate shall continue to honor this agreement. If this event results in a sellers estate be unable to pay debts resulting in a possible lien against this property. Buyers will have absolute decision ability on the sale of this property to insure return of investment and is entitled to recover any maintenance and improvements costs.

13. Buyer and Seller agree to fix/brace back deck at sellers expense

*omit
8/12
ASC*
~~14.~~ Buyer and Seller agree have engineer evaluate damaged driveway and make necessary repairs ~~at sellers expense~~

15. Buyer and Seller agree that property will be sold as is, seller further agrees to facilitate any repairs that may arise by contacting or providing contacts with contractors, manufactures, or warranties needed for repairs.

Dates this the 5th day of July, 2011

Sabrina Modi
Buyer

ATD [Signature]
Seller

* Regions Bank received \$100,000.00 from Buyers account on July 5, 2010 via wire transfer. See attached conformation documents.

witness: [Signature]
Fresh Modi

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LEASE -PURCHASE ADDENDUM TO SALES CONTRACT

This addendum is hereby made a part of the attached contract dated July 5th 2011
between the undersigned Purchaser(s) Sabrina Modi
and the undersigned Seller(s)

A. D. Chandler on property located at
2150 Brook Highland Ridge Birmingham AL 35242 and legally described
as Lot 2211 Block _____ Map Book 28 Page 81.

1. LEASE FORM: The "Residence-Automatic Renewal Lease" as approved by the Birmingham Association of Realtors, Inc., will be the lease form used and executed by all parties hereto prior to possession. In case of conflict between the printed portion of said lease form and this Addendum, the terms of this Addendum shall prevail. In order to furnish evidence of good credit prior to taking possession of the Property, Purchaser agrees to provide adequate information and pay in advance for Seller to obtain and credit report which must be satisfactory to the Seller.
2. TERM: The Seller does hereby demise and let unto the Purchaser only as a private dwelling for and during the term of 36 months beginning on the 5th day of July, 20 11, and ending on the 5th day of July, 20 14.
3. RENT: In consideration whereof the Purchaser agrees to pay the Seller, in advance, as rent for the premises the sum of \$ 2679.00 dollars per month. All rental payments shall be due on 1st of the month, 20 11 and monthly thereafter. ~~Seller agrees that a service charge of (10%) of the monthly rent shall become due and payable each and every month that the rent has not been received by Seller within (10) days of the due date or if a check accepted as rent or other payment is returned unpaid to Seller for any reason.~~
- N/A 4. TERMINATION: In the event that rent remains unpaid or a returned check is not satisfied and paid for a period of (10) days calendar days after due date, Purchaser shall be deemed to have terminated this Agreement and shall vacate the premises within three (3) additional calendar days. N/A
- See addendum 5. ~~EARNEST MONEY FORFEITURE: It is understood and agreed by all parties that this is a binding sale, and that the Purchaser will be required to close no later than July 5, 2014. The lease shall be terminated simultaneously with the closing of the sale. IN THE EVENT THE PURCHASER FAILS TO CLOSE FOR ANY REASON WHATSOEVER, INCLUDING FAILURE TO OBTAIN FINANCING, ALL EARNEST MONEY SHALL BE FORFEITED.~~ N/A
6. CLEANING AND DAMAGE DEPOSIT: Purchaser agrees that \$ Ø shall be used as a cleaning and damage deposit. In the event that sale is not closed and that this deposit may be applied by Seller-Lessor against any delinquent rental payments. N/A
7. UTILITIES AND INSURANCE: Purchaser shall be responsible for the cost of all utilities beginning with the day of occupancy and all personal property insurance. Seller shall continue adequate insurance on any structures as well as liability insurance.



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Purchaser's Initials SM

Seller's Initials ABC

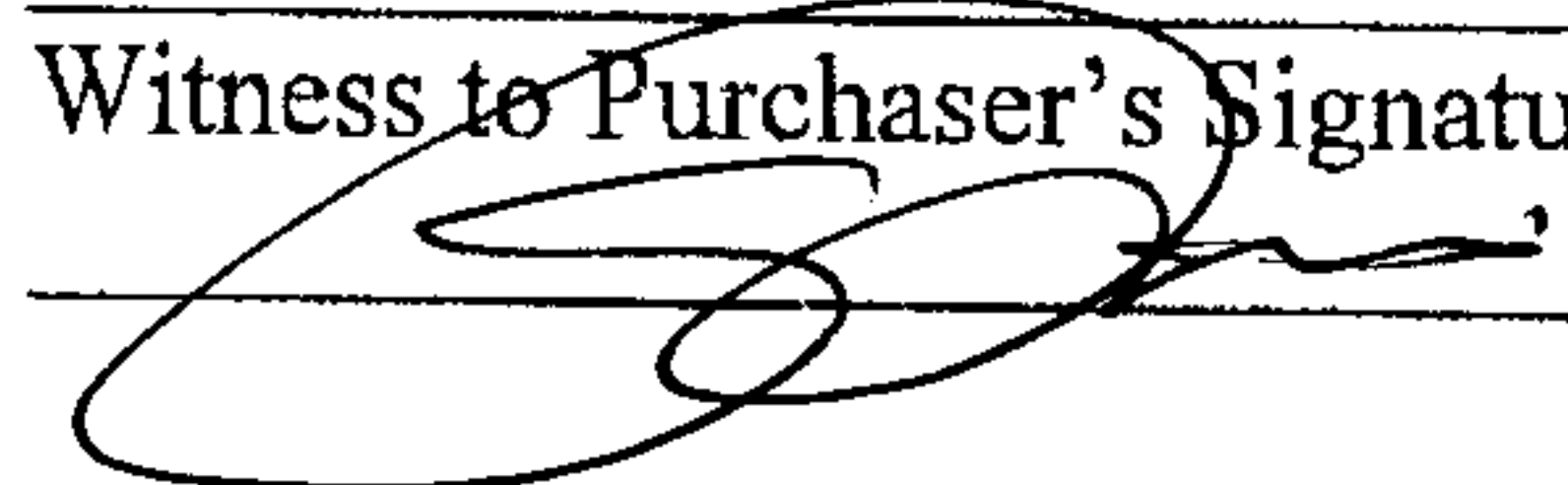
See Addendum

8. CONDITION OF PROPERTY ACCEPTABLE UPON POSSESSION: Purchaser agrees, upon taking possession of the property, that he/she will not make any demands or claims against the Seller or Agent on account of any condition of subject Property. However, the Purchaser may inspect the Property, at his/her expense, and present the Seller with a specific list of repairs requested. Any repairs agreed to must be part of this contract.
9. MAINTENANCE OF PROPERTY: Purchaser agrees to maintain the Property in the same condition as at the time of occupancy. It is further agreed that Purchaser may not make any alterations or changes of any kind to the premises prior to the closing of the sale unless specifically agreed to both parties in writing. This includes but is not limited to wallpapering, painting, carpeting, vinyl, hardwood, mirror replacement or removal, lighting or light fixtures, plumbing, heating cooling and electrical systems, insulation, wall placement room additions, removal of trees and shrubbery, etc.
10. PETS: Purchaser will ☒ will not ☐ be allowed to have a pet or pets on the grounds of subject Property during the lease period, but under no circumstances will said pet or pets be allowed to enter the house during the lease period.
- N/A 11. FAILURE TO CLOSE: It is further agreed that the Purchaser shall vacate the premises if he/she has not closed the sale by the stated contract close date. Failure to do so shall deem the Purchaser liable for expenses and damages in connection with any litigation to evict the Purchaser from premises. If the Purchaser remains 48 hours beyond stated Contract date without closing, then the rental fee shall triple. - N/A

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF YOU DO NOT UNDERSTAND THE LEGAL EFFECT OF ANY PART OF THIS CONTRACT, SEEK LEGAL ADVICE BEFORE SIGNING.



Sabrina Modi 7/5/11
Purchaser Date

Witness to Purchaser's Signatures(s)


Purchaser Date
ABC Land Co 7/5/11
Seller Date

Witness to Seller's Signatures(s)

Seller Date

~~1/1~~

~~EARNEST MONEY~~: Receipt is hereby acknowledged of the Down Payment Earnest Money

Cash 100,000

Check _____

CLEANING AND DAMAGE DEPOSIT: Receipt is hereby acknowledged of deposit

Cash _____

Check _____



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This addendum hereby supplements that Residential Lease-Purchase addendum to sales contract (hereinafter "Lease") entered into July 5, 2011 between A D Chandler, Lessor, and Sabrina Modi, Lessee:

1. All payments will be applied to Loan #01-31912038-30040 held by Regions Bank on Lot 2211 Brook Highland Ridge sector 22, map book 28, page 81, having address 2150 Brook Highland Ridge Birmingham AL 25242.
2. Option to extend lease or Failure to close: Lessee and Lessor agree if for any reason lessee is unable to acquire financing prior to terms of the lease ending, Lessor will extend lease with usual and customary mutually agreeable terms.
3. Lessee agrees to place all utilities, including but not limited to, electricity, gas, water and cable, if applicable, into its name prior to occupying the property.
4. Lessee agrees to maintain the property's landscaping in a condition consistent with the requirements of the homeowners' association and/or its agents.
5. Lessee agrees to abide by all rules, regulations, covenants, and restrictions as set forth by the homeowners' association and/or its agents.
6. Lessee agrees to pay any and all dues, assessments and penalties charged by the homeowners' association and/or its agents.
7. Lessor agrees to acquire policy of homeowners' insurance on the property at Lessee's expense and to provide proof of said insurance to Lessee. In the event that property damage occurs which is covered by the policy of insurance any and all funds paid to or collected by Lessor pursuant to the policy of insurance, will be conveyed in its entirety to the Lessee, which will be used to repair damages and applied to covered Losses, including any improvements made by the lessee.
8. Lessee agrees to acquire a policy of insurance on the property covering contents and liability and to provide proof of said insurance to Lessor.
9. Lessor and Lessee agree that Lessee shall have complete authority to make any and all decisions regarding the subject property.
10. Lessor and Lessee agree that Lessor cannot accept any other offers on subject property.



Addendum to Lease-Purchase Addendum to Sales Contract

Dates this the 5th day of July, 2011

Sabrina Modi
Lessee

SI Chandler
Lessor

Witness: [Signature]
Elesh Modi



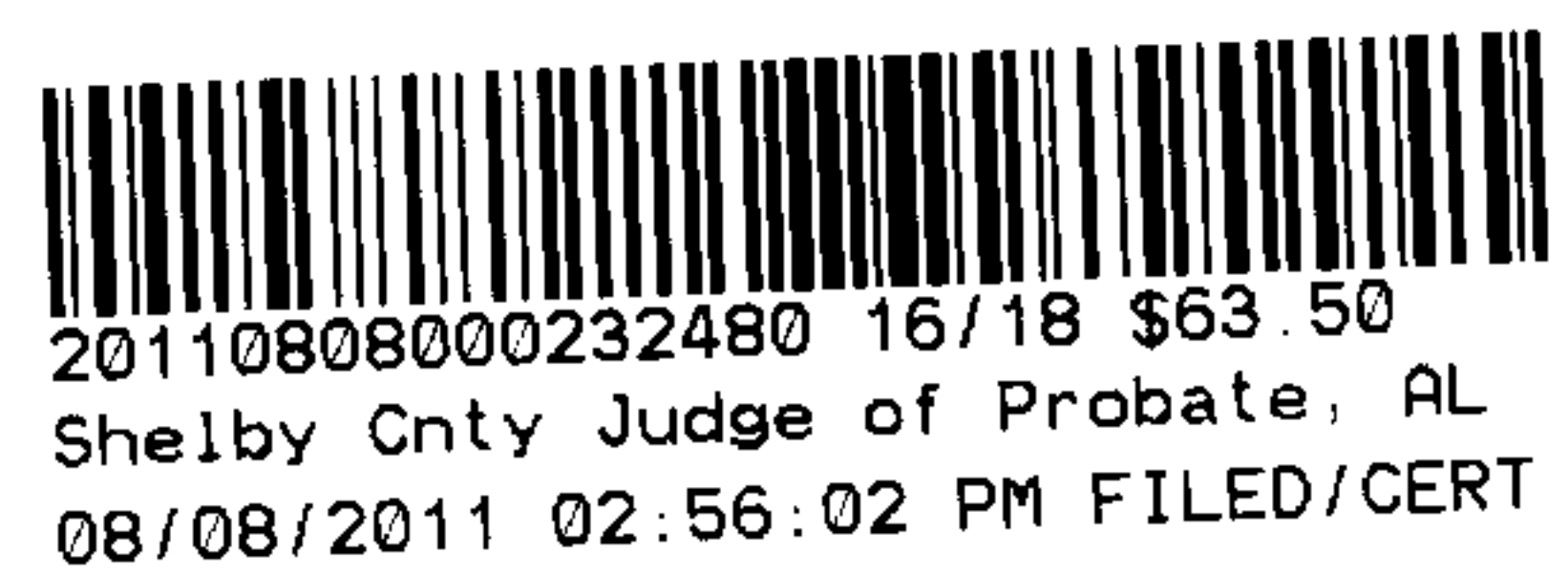
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COSTS:

	<u>Per Year</u>	<u>You Owe</u>
Renew		
s in June		
House Insurance	\$ 2,267.00	\$ 2,078.09
Homeowners Assoc. Fees	180.00	180.00
Termite Bond	200.00	166.66
Renewes in April		
Fire dues	315.00	315.00
Library Dues	209.72	104.88
Property Taxes	5,272.96	- 2,636.48
		\$ 5,481.11
		- 2636.48

Most of above are due at end of Year unless noted 2844.63

pd in full 7/26/11 CK #2489
2844.63 SM AD



Birmingham,AL Inverness

From: sabmodi@msn.com
Sent: Friday, August 05, 2011 3:24 PM
To: usa0730@fedex.com
Subject: Fwd: wiring instructions

Sent from my HTC on the Now Network from Sprint!

----- Forwarded message -----

From: "SModi" <sabmodi@msn.com>
Date: Fri, Aug 5, 2011 12:48 pm
Subject: wiring instructions
To: "'SModi'," <sabmodi@msn.com>

From: Terrell.Barkley@regions.com [mailto:Terrell.Barkley@regions.com]
Sent: Friday, July 01, 2011 11:44 AM
To: sabmodi@msn.com
Subject: wiring instructions

Wiring Instructions:

Regions Bank
1900 5th Ave. North
Birmingham, AL 35203

Regions Financial

ABA Routing & Transit # [REDACTED]

Alabama Special Asset Clearing Account: [REDACTED]

To the attention of: Petrina Harris

Debtors Name: AD Chandler Company, Inc.
Loan Number: 01-31912038-30040

Loan Payoff 544,790.84

Regions Financial
Terrell Barkley
Vice President
Problem Asset Management
Phone 205-264-4593
Fax 205-264-4488
Mail Code ALBH12602B


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Birmingham,AL Inverness

From: sabmodi@msn.com
Sent: Friday, August 05, 2011 3:24 PM
To: usa0730@fedex.com
Subject: Fwd: Wire Transfer

Sent from my HTC on the Now Network from Sprint!

----- Forwarded message -----

From: "SModi" <sabmodi@msn.com>
Date: Fri, Aug 5, 2011 12:47 pm
Subject: Wire Transfer
To: "'SModi'" <sabmodi@msn.com>

From: Terrell.Barkley@regions.com [mailto:Terrell.Barkley@regions.com]
Sent: Wednesday, July 06, 2011 11:43 AM
To: SabModi@MSN.com
Subject: Wire Transfer

Sabrina,

We have received the wire transfer in the amount of \$100,000. Mr. Chandler is to be in this afternoon to sign his documents.

Regions Financial
Terrell Barkley
Vice President
Problem Asset Management
Phone 205-264-4593
Fax 205-264-4488
Mail Code ALBH12602B


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