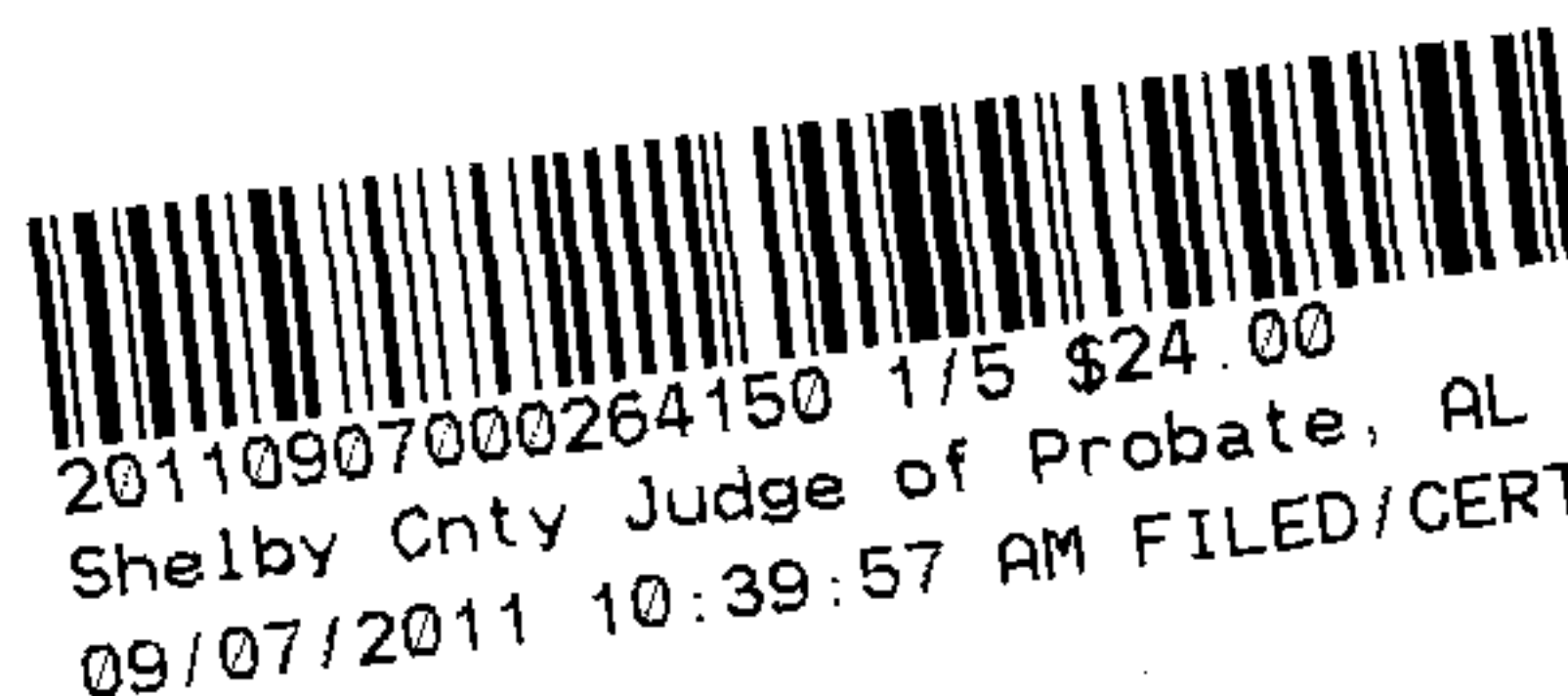


GENERAL RESIDENTIAL SALES CONTRACT



The undersigned Purchaser(s): David Rodriguez Jr., hereby agrees to purchase and the undersigned Seller(s): Tammy M. Campbell Amanda D. Tucker, hereby agrees to sell the following described real estate, together with all improvements, shrubbery, plantings, fixtures and appurtenances (the "Property") situated in the City of Abolaster, County of Shelby, ALABAMA, on the terms state below:

ADDRESS:

75 Bramblewood Lane

and legally described as:

Warranty Deed attached with description of Land.

THE PURCHASE PRICE:

\$ 12,000.00, payable as follows:

EARNEST MONEY, receipt of which is hereby acknowledged by the Agent: \$ 0

CASH ON CLOSING THIS SALE \$ 12,000.00

"As IS" Paid in Full

AGENCY DISCLOSURE: The listing agency, NONE, represents the Seller (unless otherwise stated), and the selling agency, NONE, represents — Seller — Purchaser.

Seller's initials TC AT Purchaser's initials DR

EARNEST MONEY AND PURCHASER'S DEFAULT: Seller hereby authorizes the listing Agency, 0, to hold the earnest money in trust for Seller pending the fulfillment of this Contract. In the event Purchaser fails to carry out and perform the terms of this Contract, the earnest money shall be forfeited as liquidated damages at the option of Seller, provided Seller agrees to the cancellation of this Contract. Said earnest money so forfeited shall be divided equally between Seller and Agent. In the event both Purchaser and Seller claim the earnest money, the person or firm holding the earnest money may interplead the disputed portion of the earnest money into court, and shall be entitled to reimbursement from the parties for court costs, attorney fees, and other expenses relating to the interpleader.

CONVEYANCE: Seller agrees to convey the Property to Purchaser by _____ Warranty deed (check here — if Purchasers desire title as joint tenants with right of survivorship), free of all encumbrances except as permitted in this Contract. Seller and Purchaser 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 MINING RIGHTS NOT OWNED BY SELLER AND SUBJECT TO PRESENT ZONING CLASSIFICATION, _____, AND IS — IS NOT — LOCATED IN A FLOOD PLAIN, AND, UNLESS OTHERWISE AGREED HEREIN, SUBJECT TO UTILITY EASEMENTS SERVING THE PROPERTY, RESIDENTIAL SUBDIVISION COVENANTS AND RESTRICTIONS, AND BUILDINGS LINES OF RECORD, PROVIDED THAT NONE OF THE FOREGOING MATERIALLY IMPAIR USE OF THE PROPERTY FOR RESIDENTIAL PURPOSES.

TITLE INSURANCE: Seller agrees to furnish Purchaser 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 Purchaser against loss on account of any defect or encumbrance in the title, subject to exceptions herein, including CONVEYANCE paragraph above; otherwise, the earnest money shall be refunded. In the event both Owner's and Mortgagee's title policies are obtained at the time of closing, the total expense of procuring the two policies will be divided equally between Seller and Purchaser, even if the mortgagee is Seller.

refunded. In the event both Owner's and Mortgagee's title policies are obtained at the time of closing, the total expense of procuring the two policies will be divided equally between Seller and Purchaser, even if the mortgagee is Seller. [2]

SURVEY: Purchaser does _____ does not _____ (check one) require a survey by a registered Alabama land surveyor of Purchaser's choosing. Unless otherwise agreed herein, the survey shall be at Purchaser's expense.

PRORATIONS: Ad valorem taxes, as determined on the date of closing, insurance transferred, accrued interest on mortgages assumed, and fire district dues, if any, are to be prorated between Seller and Purchaser as of the date of delivery of the deed, and any existing advance deposits shall be credited to Seller. UNLESS OTHERWISE AGREED HEREIN, ALL AD VALOREM TAXES EXCEPT MUNICIPAL ARE PRESUMED TO BE PAID IN ARREARS FOR PURPOSES OF PRORATION; MUNICIPAL TAXES, IF ANY, ARE PRESUMED TO BE PAID IN ADVANCE.

CLOSING & POSSESSION DATES: The sale shall be closed and the deed delivered on or before 9/1/2011, except Seller shall have a reasonable length of time within which to perfect title or cure defects in the title to the Property. Possession is to be given on deliver of the deed, if the Property is then vacant; otherwise, possession shall be delivered on 9/1/2011.

PAGE 1 OF 2


20110907000264150 2/5 \$24.00
Shelby Cnty Judge of Probate, AL
09/07/2011 10:39:57 AM FILED/CERT

DISCLAIMER: Seller and Purchaser acknowledge that they have not relied upon advice or representations of Broker (or Broker's associated salespersons) relative to (i) the legal or tax consequences of this Contract and the sale, purchase or ownership of the Property, (ii) structural condition of the Property, including condition of the roof and basement; (iii) construction materials; (iv) the nature and operating condition of the electrical, heating, , air conditioning, plumbing, water heating systems and appliances; (v) the availability of utilities or sewer service; (vi) the character of the neighborhood; (vii) the investment or resale value of the Property; or (viii) any other matters affecting their willingness to sell or purchase the Property on the terms and price herein set forth. Seller and Purchaser acknowledge 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.

SELLER WARRANTS that Seller has not received notification from any lawful authority regarding any assessments, pending public improvements, repairs, replacement, 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 delivery of the deed.

FIRE/SMOKE DETECTORS: Purchaser shall satisfy himself that all applicable federal and local statutes, ordinances, and regulations concerning fire/smoke detectors have been met. Upon closing or after taking possession of the Property, whichever occurs first, Purchaser shall be solely responsible for compliance with such laws, including the Alabama Department of Insurance (Fire Marshall Division) Regulation entitled "Requirements for Single Station Smoke Detectors in New and Existing Residential Occupancies."

RISK OF LOSS: Seller agrees to keep in force sufficient hazard insurance on the property to protect all interest until this sale is closed and the deed is delivered. If the Property is destroyed or materially damaged between the date hereof and the closing, and seller is unable or unwilling to restore it to its previous condition to closing, Purchaser shall have the option of canceling this Contract and receiving the Earnest Money back or accepting the Property in its then condition. If Purchaser 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 Purchaser.

SELECTION OF ATTORNEY: If they have agreed to share the fees of a closing attorney hereunder, the parties hereto acknowledge and agree that such sharing may involve a potential conflict of interest and they may be required to execute an affidavit at closing acknowledging their recognition and acceptance of same. Each of the parties further acknowledges that he has a right to be represented at all times in connection with this Contract and the closing by an attorney of his own choosing, at his expense.

ADDITIONAL PROVISIONS set forth on the attached addendum(s) _____, and signed by all parties, are hereby made a part of this Contract.

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

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.

Don K Campbell
Witness to Purchaser's Signature(s)

David Rodriguez Jr.
Purchaser (SEAL)

Purchaser (SEAL)

Tony M. Campbell 9/1/11
Seller (SEAL)

Amador D. Tucker 9/1/11
Seller (SEAL)

[Signature]
Witness to Seller's Signature(s)

20110907000264150 3/5 \$24.00
Shelby Cnty Judge of Probate, AL
09/07/2011 10:39:57 AM FILED/CERT

Send Tax Notice to:

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand Dollars and No/00 (\$ 12,000.00) and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, we, Tammy M. Campbell and Amanda D. Douglass, now married Amanda D. Tucker is the same woman, joint owners, grant, bargain, sell and covey unto, David Rodriguez Jr. the following described real estate, situated in: SHELBY County, Alabama, described as follows:

A part of the NW1/4 of NW1/4 of Section 15, Township 21, Range 3 West, and described as follows: Commence at the NW corner of Section 15, Township 21, Range 3 West, thence run Easterly along the North line of Section 15, a distance of 815 feet; thence south and parallel with the West line of that property owned by deceased Herman Ray Rollan, surviving wife Ruby Rollan (as recorded in Map Book 347, Page 513 in the Office of the Judge of Probate of Shelby County, AL) a distance of 200 feet to the point of beginning; thence continue South on said course 200 feet, more or less; thence West and parallel with the North line of said forty acres a distance of 130 feet, more or less; thence North and parallel with the West line of said forty acres 180 feet, more or less; thence East to a point 12 feet; thence North/Northeasterly to a point 20 feet; more or less; thence East and parallel with the North line of said forty acres 130 feet, more or less; to the point of beginning, containing ½ acre, more or less, subject to easements and rights of way. Together with an easement for ingress and egress over the existing road through the property of Hazel Duncan Wallace and Teresa G. Overton from County Road 26 West to the Northern property line of the property described herein. Subject further to an easement for ingress and egress over the existing road through the above-described property for the benefit of Herman Ray Rollan's heirs and assigns.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

No Liability is assumed for possible unfilled mechanics' and materialmen's liens, rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the homestead of the grantor, of his/her spouse.


20110907000264150 4/5 \$24.00
Shelby Cnty Judge of Probate, AL
09/07/2011 10:39:57 AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and we are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid,, that we will, and our heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1 day of Sept., 2011.

Tammy M Campbell

Amanda D Tucker

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tammy M. Campbell / Amanda D. Tucker Whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of Sept, 2011.

Charles H. Hewitt Jr.
NOTARY PUBLIC

My Commission Expires: _____

SEAL

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan. 8, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS**



20110907000264150 5/5 \$24.00
Shelby Cnty Judge of Probate, AL
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