

## REALTY SALES CONTRACT

The undersigned purchaser[s] Rogelio Eslava & Lizbeth K. Campos and the Undersigned Sellers Shane Jones do hereby agree to Owner Finance the following described Real Estate together with all improvements, shrubbery, fixtures and appurtenances, situated in Chilton County, Al on the terms indicated below:

**8119 Highway 155 - Parcel 2**  
**Montevallo (Shelby County), Al. 35115**  
**See attached legal**

All according to a survey by Steven Gay, Ala. Registered  
Licensed Surveyor #17522.

Chilton County, Alabama  
I certify this instrument was filed  
and fees collected on:  
2011 November -30 12:26PM  
Book R 2011 Page 167314  
Instrument Number 167314 Pages 3  
Recording 10.00 Mortgage 29.25  
Deed 2.00 Min Tax  
Notary DP 5.00  
Archive  
Total Fees ----- 54.25  
Judge Robert M. Martin

This land is not the homestead of the Sellers. Each Seller owns other realty which does constitute homestead exemption.

1. The Purchase price is \$21,500.00. A down payment of \$2,000.00 has been deducted from the purchase price all according to a Promissory Note executed simultaneously herewith. Purchasers shall in addition pay a Document fee of \$200.00, at the time that this contract is executed. Receipt of these fees are acknowledged by the Sellers.
2. "Closing" is defined as the completion of the exchange of a deed from Seller to Purchaser, and payment in full from Purchaser to Seller. I or We shall not receive a deed to the property until note is paid in full.
3. The risk of loss as to the property passed immediately upon the execution of this contract. Possession of the property shall be delivered immediately.

4. Closing shall occur on May 22, 2020 unless payments are in arrears and date is delayed. Seller shall have a reasonable length of time within to sign off on the deed. Purchaser shall be required to pay recording costs of the deed, and any closing cost. Seller shall be responsible for the Title.

Instrument 167314 Page 2 of 3

5. Seller agrees to deliver possession of the property in reasonable and workable condition. Purchasers have inspected said real estate fully and finds said property suitable for their needs.
6. Seller warrants that it has not received notification from any lawful authority regarding any assessments, forfeitures or pending public improvements or alterations that have not been satisfactorily made. The Property is in As Is Condition.
7. Purchasers shall not erect a building within fifty feet of the road, all property lines go to the center of the road unless otherwise noted. Roads and upkeep are the responsibility of the Purchaser unless the road is a County maintained road. Purchaser also agrees that the land may not be clear cut without written permission from the Seller.
8. This contract contains the entire agreement between the parties and all oral statements, representations and covenants heretofore not made into this agreement are hereby repudiated and void.



9. I or We fully understand that when the property is fully paid for I or We shall receive the deed.
10. Purchasers agree to pay all property taxes accruing after April 7, 2005, which are due and payable Oct. 31 until January 01.

Instrument 167314 Page 3 of 3

11. I or We understand all provisions of this note and understand this is a legally binding agreement.

Rogelio Eslava  
Rogelio Eslava - Purchaser

Lizbeth K. Campos  
Lizbeth K. Campos

Shane Jones  
Shane Jones - SELLER

I, a Notary Public in and for the State of Alabama at Large hereby certify the Purchasers and Sellers whose names are signed to the foregoing Realty Sales Contract, and who being informed of the contents of the foregoing note, they executed the same voluntarily on this day.

Given under my hand and Official Seal this 6/22/05.

Lanorah W. Johnson  
Notary Public

My commission expires 5/23/08

Mail Tax Notice to:

Lizbeth Campos  
8095 Highway 155  
Montevallo, AL 35115

Prepared by Debbie Sanders



**DON ARMSTRONG**  
**PROPERTY TAX COMMISSIONER**  
**ASSESSMENT RECORD - 2012**

P. O. BOX 1269  
COLUMBIANA, ALABAMA 35051  
Tel: (205) 670-6900  
Printed On: 12/21/2011

PARCEL: 36 1 12 0 001 020.000  
CORPORATION: I  
OWNER: ESLAVA ROGELIO & LIZBETH K CAMPOS

LAND VALUE 10% \$9,440  
LAND VALUE 20% \$0  
CURRENT USE VALUE \$0

ADDRESS: 8095 HWY 155  
MONTEVALLO, AL 35115

CLASS 2

EXEMPT CODE: 10  
OVER 65 CODE: DISABILITY CODE: MUN CODE: 01 COUNTY  
PROPERTY CLASS: 3 SCHOOL DIST: 2 EXM OVERRIDE AMT: \$0  
OVR ASD VALUE: HS YEAR: 2012

CLASS 3  
BLDG 1 Card 1 111 \$11,200

TOTAL MARKET VALUE: \$20,640

CLASS USE  
FOREST ACRES: 0 TAX SALE: ASSMT. FEE:  
PREV. YEAR VALUE: \$25,640 BOE VALUE:  
PARENT PARCEL:  
REMARKS: DB 288 P 666;DB 299 P 751;DB 334 PG 820;  
Last Modified: 10/3/2011 3:20:22 PM [Change Log](#)  
Property Address: 8095 HWY 155 MONTEVALLO AL 35115  
Contiguous Parcels:



20111221000386800 4/4 \$23.00  
Shelby Cnty Judge of Probate, AL  
12/21/2011 10:39:14 AM FILED/CERT

CURR ASSMT: PA022384 MTG CODE: - LOAN: ACCOUNT NO: 13600412

Sort Code: RJ00412

ASSESSMENT/TAX	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	3	01	\$2,080	\$13.52	\$2,080	\$13.52	\$0.00
COUNTY	3	01	\$2,080	\$15.60	\$2,000	\$15.00	\$0.60
SCHOOL	3	01	\$2,080	\$33.28	\$0	\$0.00	\$33.28
DIST SCHOOL	3	01	\$2,080	\$29.12	\$0	\$0.00	\$29.12
CITY	3	01	\$2,080	\$0.00	\$0	\$0.00	\$0.00
FOREST	3	01	\$0	\$0.00	\$0	\$0.00	\$0.00

ASSD. VALUE: \$2,080.00  
Shelby Tax

\$91.52

GRAND TOTAL:

\$63.00

**INSTRUMENTS**

INST NUMBER  
19970003099300000

DATE  
9/19/1997

**SALES INFORMATION**

SALE DATE SALE PRICE  
No Sales Information on Record

SALE TYPE

RATIOABLE

**LEGAL DESCRIPTION**

MAP NUMBER: 36 1 12 0 000 CODE1: 00 CODE2: 00  
SUB DIVISON1:  
SUB DIVISON2:

MAP BOOK: 00 PAGE: 000  
MAP BOOK: 00 PAGE: 000

PRIMARY LOT: PRIMARYBLOCK: 000  
SECONDARY LOT: SECONDARYBLOCK: 000

SECTION1 12 TOWNSHIP1 24N RANGE1 12E  
SECTION2 0 TOWNSHIP2 00 RANGE2 00  
SECTION3 0 TOWNSHIP3 00 RANGE3 00  
SECTION4 0 TOWNSHIP4 RANGE4  
LOT DIM1 108.55 LOT DIM2 214.34 ACRES 0.531

SQ FT 23,117.292

**METES AND BOUNDS:**

COM INTER SW ROW HWY 155 & W ROW CO RD 18 NW370(S) ALG HWY 155 TO POB CONT ALG ROW  
108.55 SW178.75 SE121.41 NE214.34 TO POB

**REMARKS:**

Tax Year	Entity Name.
2012	ESLAVA ROGELIO & LIZBETH K CAMPOS
2011	JONES SHANE M & DEBRA L C/O ESLAVA ROGELIO & LIZBETH K CAMPOS
2010	JONES SHANE M & DEBRA L
2009	JONES SHANE M & DEBRA L
2008	JONES SHANE M & DEBRA L
2007	JONES SHANE M & DEBRA L
2006	JONES SHANE M & DEBRA L
2005	JONES SHANE M & DEBRA L
2004	JONES SHANE M & DEBRA L
2003	JONES SHANE M & DEBRA L

Mailing Address  
8095 HWY 155, MONTEVALLO AL - 35115  
8095 HWY 155, MONTEVALLO AL - 35115  
200 SALTERS PATH, MONTEVALLO AL - 35115  
200 SALTERS PATH, MONTEVALLO AL - 35115  
200 SALTERS PATH, MONTEVALLO AL - 35115  
200 SALTERS PATH, MONTEVALLO AL - 35115  
5070 HWY 22, MONTEVALLO AL - 35115  
5070 HWY 22, MONTEVALLO AL - 35115  
5070 HWY 22, MONTEVALLO AL - 35115  
5070 HWY 22, MONTEVALLO AL - 35115