

RESIDENTIAL LEASE



20120328000106000 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/28/2012 12:43:27 PM FILED/CERT

LEASE AGREEMENT, entered into between Debra Brantley

of 1408 Hwy 304 (Landlord) and Rachael Amerson or Wendy Lagrone of
1404 Hwy 304 Calera Al. 35040 (Tenant).

For good consideration it is agreed between the parties as follows:

1. Landlord hereby leases and lets to Tenant the premises described as follows:

Parcel of land No. 28203000015003 In Shelby Co. Alabama 1404 Hwy 304 Calera, Al.

2. This lease be for a term of 99 year(s), commencing on 02/06, 1999,
and terminating on 02/06, 2099.

3. Tenant shall pay Landlord the annual rent of \$ 600.00 during said term, in monthly
payments of \$ 50.00, each payable monthly on the first day of each month in advance. Tenant
shall pay a security deposit of \$ 0.00, to be returned upon termination of this Lease and the
payment of all rents due and performance of all other obligations.

4. Tenant shall at its own expense provide the following utilities or services:

Electricity, Gas, Lawn Care.

Landlord shall at its expense provide the following utilities or services:

None

5. Tenant further agrees that:

- a) Upon the expiration of the Lease it shall return possession of the leased premises in its present condition, reasonable wear and tear, fire casualty excepted. Tenant shall commit no waste to the leased premises.
- b) Tenant shall not assign or sublet said premises or allow any other person to occupy the leased premises without Landlord's prior written consent.
- c) Tenant shall not make any material or structural alterations to the leased premises without Landlord's prior written consent.
- d) Tenant shall comply with all building, zoning and health codes and other applicable laws for the use of said leased premises.
- e) Tenant shall not conduct on premises any activity deemed extra hazardous, or a nuisance, or requiring an increase in fire insurance premiums.



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- f) Tenant shall not allow pets on the premises.
 - g) In the event of any breach of the payment of rent or any other allowed change, or any other breach of this Lease, Landlord shall have full rights to terminate this Lease in accordance with state law and re-enter and re-claim possession of the leased premises, in addition to such other remedies available to Landlord arising from said breach.
6. This Lease shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.
 7. This Lease shall be subordinate to all present or future mortgages against the property.
 8. Additional Lease terms:

Signed this 28th day of: March, 2012

In the presence of:

Alison Harris - notary

Witness

My Commission Expires May 12, 2015

Julia M. Bentley

Landlord

Alison Harris - notary

Witness

My Commission Expires May 12, 2015

Wendy M. Lagrone

Tenant

*Peppard Bg's
Central State Bank*