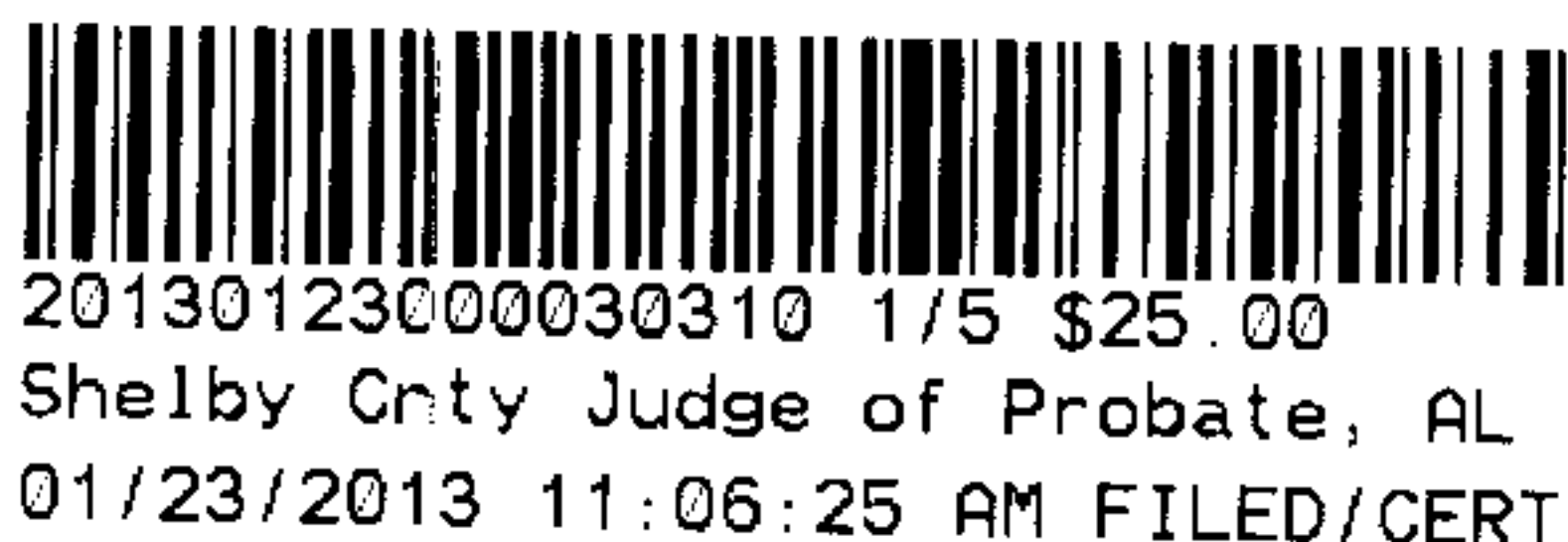


LEASE PURCHASE AGREEMENT


This Lease Purchase Agreement is made on August 30, 2011, between Christopher Barber HEREAFTER REFFERED TO AS THE OWNER/LANDLORD, AND CAROL M. SUM. ERLIN, HEREAFTER REFFERED TO AS THE BUYER/ TENANT. Whereas the Seller/ landlord is THE OWNER OF A REAL ESTATE PROPERTY, SITUATED IN THE STATE OF ALABAMA, HAVING A STREET ADDRESS, 89 THOMAS DRIVE, VINCENT, ALABAMA 35178.

LEASE PURCHASE AGREEMENT

- A) As per lease purchase agreement, the owner/landlord desires to LEASE/PURCHASE, and the BUYER/TENANT wishes to LEASE/PURCHASE said property at 89 Thomas Drive Vincent, Alabama 35178.
- B) BUYER/TENTANT, agrees to pay OWNER/LANDORD THE AMOUNT OF \$500.00(FIVE HUNDRED DOLLARS). Due upon the first day of the month, but is not (late fee/past due) until the 10th day of each month. BUYER/TENTANT AGREES TO PAY \$25.00 LATE FEE AFTER THE 10TH DAY IF MONTHLY PAYMENT HAS NOT BEEN RENDERED TO OWNER/LANDLORD.
- C) BUYER/TENANT HAS BEEN MADE KNOWN THE TOTAL AMOUNT OF PURCHASE PRICE FOR SAID PROPERTY IS \$20,000 (TWENTY THOUSAND DOLLARS). Upon monthly payments of \$500.00 (five hundred dollars), \$350.00 (three hundred and fifty dollars) will be applied to the principal, and the remainder to be considered interest. TOTAL OF 84 PAYMENTS SHALL BE MADE TO OWNER/LANDLORD IN FORM OF CHECK UPON EACH MONTH.



- D) UPON COMPLETION OF ALL PAYMENTS, OWNER, LANDLORD will present PROPERTY DEEDS TO BUYER/TENANT within 14 days.
- E) If for any reason BUYER/TENANT VIOLATES THE PAYMENT ARRANGEMENT FOR THREE CONSECUTIVE MONTHS; BUYER/TENANT WILL AT THAT TIME RENDER FROM BUYER/TENANT TO RENTER, AND IF OWNER/LANDLORD DESIRES, BUYER/TENANT WILL BE NOTIFIED TO VACATE DWELLING WITHIN 14 DAYS.
- F) BUYER/TENANT AGREES TO KEEP PROPERTY IN CLEAN WORKING ORDER, AS LONG AS CONTRACT REMAINS IN EFFECT.
- G) BUYER/TENANT IS RESPONSIBLE TO PAY PROPERTY TAXES UPON SAID PROPERTY.
- H) OWNER/LANDLORD SHALL MAINTAIN INSURANCE UPON SAID PROPERTY, BUT NOT CONTENTS OF BUYER/TENANT.
- I) OWNER/LANDLORD HAS AND HOLDS NO RESPONSIBILITY'S FOR ACCIDENT, REPAIRS, MAINTANCE, (ECT.) UPON SAID PROPERTY.
- J) OWNER/LANDLORD UPON ENTERING SAID PROPERTY MUST NOTIFY BUYER/TENANT WITH A 48 HOUR NOTICE. HOWEVER, UPON DANGER TO PROPERTY OCCURS (FIRE, FLOOD, ECT.) OWNER/LANDLORD HAS THE RIGHT TO INSPECT PROPERTY. IF ILLEGAL ACTIVITY IS SUSPECTED, OWNER/LANDLORD WILL BE IN ORDER TO ENTER PROPERTY WITH LAW ENFORCEMNET AGENT OR AGENTS PRESENT.


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- K) UPON SIGNING OF THIS SAID CONTRACT (LEASE PURCHASE AGREEMENT) BOTH PARTIES GIVE THEIR CONSENT OF STATED DUTIES OF EACH PARTY.
- L) AT ANYTIME THAT BUYER/TENANT DESIRES TO PAY MORTGAGE IN FULL, THE REMAINING AMOUNT OWED UPON STATED PROPERTY WILL BE ADJUSTED BY THE INTEREST ONLY. IN OTHER WORDS (\$500.00 PER MONTH WITH \$350.00 TOWARD PRINCIPAL, \$150.00 INTEREST. INTEREST ONLY WILL FEEL THE EFFECT, BUT, NOT COMPLETELY VANISHED.
- M) AT THIS TIME OF SIGNING OF PURCHASE AGREEMENT, OWNER/LANDLORD FALLS UNDER LANDLORD AS LONG AS CONTRACT REMAINS IN EFFECT.

OWNER/LANDLORD Chris Baker

DATE 1-7-13

BUYER/TENANT Carol Sumner

DATE Jan. 7-2013


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Rebecca Conell
MJ Commission expires 3/1/15

BUYER/TENANT AGREES TO REPALCE LINER IN SWIMMING POOL, AND
WORK WILL BEG AN ON OR ABOUT JUNE OR JULY 2013.

X BUYER/TENANT Carol Sumner


DATE Jan 7 2013

OWNER/LANDLORD Chris Benke

DATE 1-7-13

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Rellah Conell
My Commission Expires 3/1/15


20130123000030310 4/5 \$25.00
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**DON ARMSTRONG
PROPERTY TAX COMMISSIONER
COLLECTION RECORD - 2011**

P. O. BOX 1298
COLUMBIANA, ALABAMA 35051
Tel: (205) 670-6900
Printed On: 12/29/2011

RECEIPT: 8731
PARCEL: 07 2 10 4 000 012 000 - REAL MH - 1
CORPORATION:

Receipt Date: 8/2/2011
ASSD. VALUE
TOTAL TAX

SHELBY COUNTY, AL
\$8,260
\$404.74
GRAND TOTAL \$404.74
AMT. PAID \$404.74
BALANCE \$0.00

BARBER CHRISTOPHER W

110 BROOK LANE DRIVE
WILSONVILLE, AL 35186

CREDITS \$0.00
REFUNDS \$0.00

TAX SALE:

LITIGATION: INSOLVENT:

MANF. HOME DECALS

Issue Date	Issued To	Man. Yr.	Type	Number	Dup.	Status	Issued By
12/29/2011	BARBER CHRISTOPHER W	0-A	AD VALOREM DECAL	<u>133485</u>	No	Issued	APRIL BUTLER

TRANSACTION SUMMARY:

TRANSACTION ID	DATE	RECEIPT NUM	PAID BY	TOTAL	AMT. APPLIED	TYPE
332239 *	12/29/2011	8731	CAROL M SUMERLIN	\$404.74	<u>\$404.74</u>	CASH

TAX BREAKDOWN:

	FUNDS:	PAYOUT:
CITY	\$41.30 FOREST FUND	\$0.00
COUNTY	\$61.95 STATE GENERAL	\$20.65
DIST SCHOOL	\$115.64 STATE OLD SOLDIER	\$8.26
FOREST	\$0.00 STATE SCHOOL	\$24.78
SCHOOL	\$132.16 ALL SCHOOL DISTRIBUTIONS	\$132.16
STATE	\$59.69 ALL SCHOOL DISTRIBUTIONS	\$115.64
	COUNTY GENERAL	\$41.30
	COUNTY ROAD & BRIDGE FUND	\$20.65
	ALL MUNICIPAL	\$41.30

CHECK IMAGE:

Notes Relating to Receipt 8731

Date	By	Type	Notes
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LEGAL DESCRIPTION

MAP NUMBER: 00 0 72 1 040 CODE1: 00 CODE2: 00
SUB DIVISON1: MAP BOOK: 00 PAGE: 000
SUB DIVISON2: MAP BOOK: 00 PAGE: 000

METES AND BOUNDS: BEG INTER E SEC LN & S ROW RR NW137 23 TO POB W303 33 N188.83 NE149.97 SE295.75 TO POB
REMARKS:



20130123000030310 5/5 \$25.00
Shelby Cnty Judge of Probate, AL
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