


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.

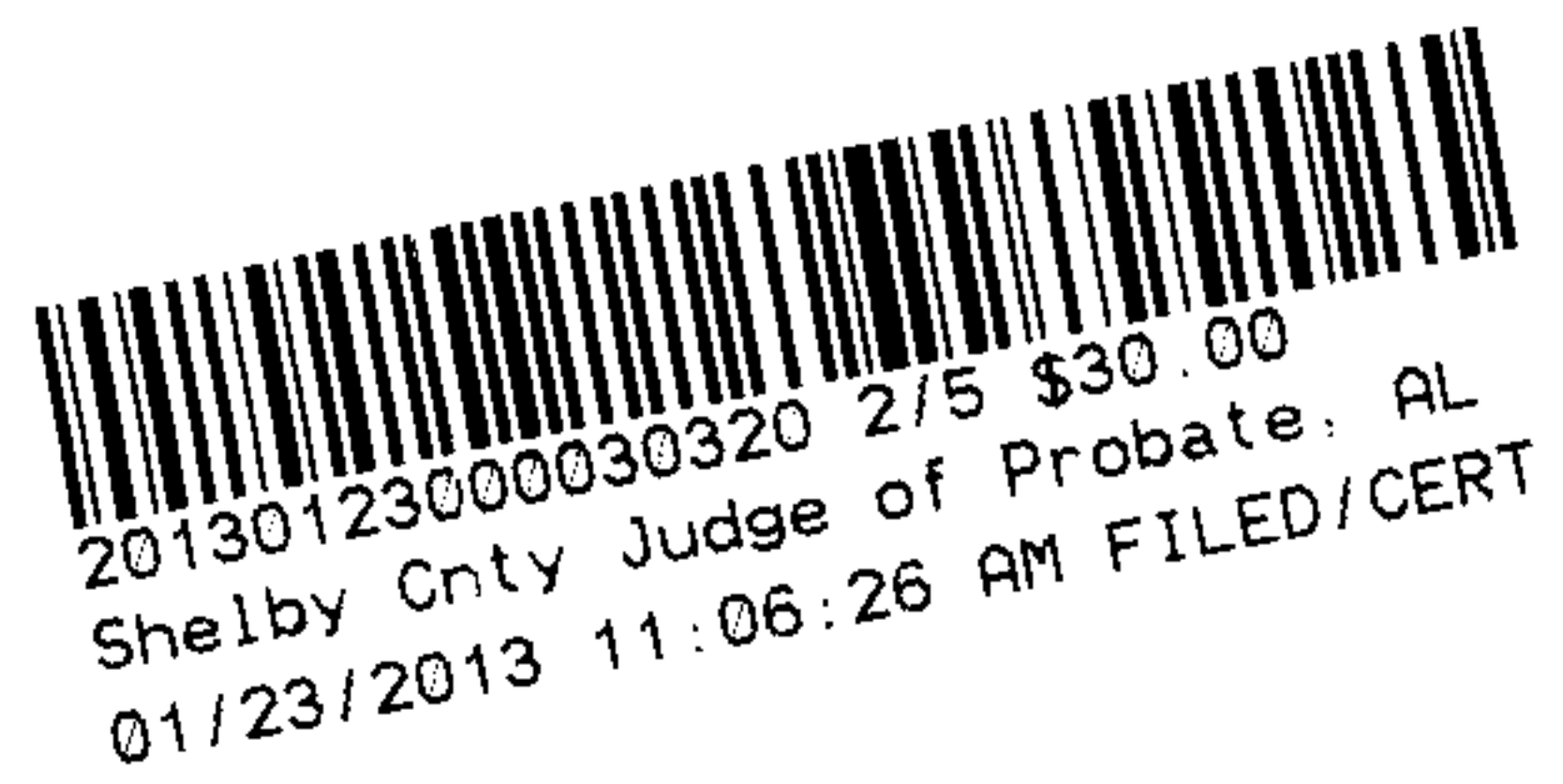
Whereas the Seller/ landlord is THE OWNER OF A REAL ESTATE PROPERTY, SITUATED IN THE STATE OF ALABAMA, HAVING A STREET ADDRESS, 89 THOMAS DRIVE, VINCENT, ALABAMA 35178.

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.


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- 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.



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

X 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 Bank

DATE 1-7-13

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Rebekah Conell
My Commission Expires 3/1/15



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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: 072104000012001 - REAL Prop
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

Issue Date	Issued To	MANF. HOME DECALS	TAX SALE:	LITIGATION.	INSOLVENT:
12/29/2011	BARBER CHRISTOPHER W	MANF. HOME DECALS			
		Man Yr. Type	Number	Dup. Status	Issued By
		0-0 AD VALOREM DECAL	133465	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	\$404.74	CASH

TAX BREAKDOWN:

CITY
COUNTY
DIST SCHOOL
FOREST
SCHOOL
STATE

FUNDS:
\$41.30 FOREST FUND
\$61.95 STATE GENERAL
\$115.64 STATE OLD SOLDIER
\$30.00 STATE SCHOOL
\$132.16 ALL SCHOOL DISTRIBUTIONS
\$63.69 ALL SCHOOL DISTRIBUTIONS
COUNTY GENERAL
COUNTY ROAD & BRIDGE FUND
ALL MUNICIPAL

PAYOUT:

\$0.00
\$20.65
\$8.26
\$24.78
\$132.16
\$115.64
\$41.30
\$20.65
\$41.30

CHECK IMAGE

Notes Relating to Receipt 8731

Date	By	Type	Notes
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LEGAL DESCRIPTION

MAP NUMBER: 000721040 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 N188.63 NE149.97 SE295.75 TO POB

REMARKS:



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