

Hwy 41

To: Brian Smith
Randy Groggans

I release the contract that has expired as of February 15, 2014. I was ready, willing and able to go to the closing. The contract has expired.

I release the deposit to Randy Groggans as of February 18, 2014 that was written to Remax Classic. I lay no claim to it.

Kathryn Damron

Cc: Remax Classic
Deborah Bowles

Kathryn Damron

Patricia McGehee 2-18-14

20141211000389160 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
12/11/2014 11:25:59 AM FILED/CERT

RE/MAX Classic

MUTUAL RELEASE

I/We, the undersigned, hereby release all rights, title and interest in and to that certain contract dated December 13, 2013, by and between the following:

SELLER (s): Kathryn Damron and

BUYER (S): Brian L. Smith

on property located: Highway 41 - 50 ± acres

The earnest money in the amount of \$ 5000.00 is:

☒ Returned to Buyer(s); or

☐ Retained by Seller(s) as per contract

Upon the acceptance of the above conditions, each party releases the other and RE/MAX Classic from any and all responsibility in connection with performance, terms or conditions under this contract.

Now therefore, in consideration of the premises, each of the parties, their heirs, successors and assigns, do hereby release, acquit, and forever discharge the other party, their heirs, successors, and assigns, and RE/MAX Classic and Guggans Properties from any and all claims, actions, causes of actions, demands, rights, damages, costs, expenses and compensation whatsoever, which the undersigned now has or may have arising out of that certain contract set out above.

Signed this 7th day of April, 2014.
[Signature] Witness [Signature] Buyer Brian Smith Date April 7, 2014

Witness Buyer Date

Witness Seller Kathryn Damron Date

Witness Seller Date

RE/MAX Classic

By: _____ Broker Date

Please indicate disposition instructions for the earnest money check (if any):

☐ Mail to the Seller

☒ Mail to the Purchaser

☐ Other

at:

Address: 60 Chelsea Corners

City, State Suite 121

Zip Chelsea, AL 35043

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This is a true and correct copy.
Hathyrn Damron Hathyrn Damron

Witness: 12/11/14

Melanie Thorne
Melanie Thorne

DeeDee Fondren
DeeDee Fondren

April 11, 2014

Brian Smith

Subject: Earnest Money for Hwy 41

Dear Mr. Smith,

Enclosed is a check in the amount of \$5000.00 for the earnest money which was submitted to our office for the subject property. I am also enclosing a copy of the mutual releases submitted to our office by our agent, Deborah Bowles and your agent Randy Goggans.

If our office can be of future service, please do not hesitate to call.

Sincerely yours,

Steven Whitten
Broker
RE/MAX Classic Realty

Enclosures: (3)

20141211000389160 3/3 \$20.00
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RE/MAX Classic Realty

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