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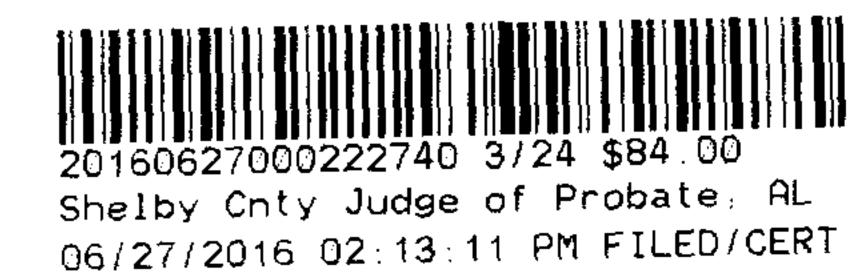
Form Approved by Birminghum Association of REAL January 30, 2008 (Provious Laura are obsolete and no	TORSO, Inc. Longer approved)	1	20160627000222740	
Dato: 3-14-16		Ş	Shelby Cnty Judge 36/27/2016 02:13:1	of Probate: AL
TOTAL METERS AND TOTAL T	Sweene market the will be	here!	by agrees to purchase reby agrees to soil the	
following described real earste, together	andit haves to misch title in		, •	
appartenances (the "Property") situated in th	e City of BiRmise	MAD		و
County of Shelpy	************************************	Alebanua, on the	walsd botter arrives:	75
Address 1004 Townes Ct	~~~~~ ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	Zip Code:	5242	;·
Legal Description: Lot	Hluck	BULLADA	dunes at	?
Brook Highland	Map Book 30	Pa	ge /33	•
1. THE TOTAL PURCHASE PRICE O	F THE PROPERTY S	HALL BE 3	259,900	
Earnest Money under this Contract	shall be	\$		
(A) FINANCING: (Check as a	pplicable)	*		
(1) Buyer will pay cash or obtain a	a long for the Property t	gnionanti on div	contingeacy.	
VA Other ALLA LOAM? We of the Purchase Price (exceed lean costs. If FHA or VA financing is not a part of this Contract. Buyer will apply for the mongage leader, "Rinalized Date" shall make Contract. If the Purchase Price exceeds this Contract by providing written notice of this Contract by providing written notice of the Contract by providing written notice of the Contract his Contract for the appraised value, along with Property under this Contract for the appraised terms of Paragraph 3 below. No term of the appraised terms of Paragraph 3 below. No term of the appraised terms of Paragraph 3 below. No term of the appraised terms of Paragraph 3 below. No term of the appraised terms of Paragraph 3 below. No term of the appraised terms of Paragraphs 3 below. This finance the property with the Contract shall no longer be the property than the Contract shall no longer be the property of the Contract shall no longer be the contract shall not contract shall no longer be the contract shall no longer be the contrac	loss in the avidant cluding any financial ion lived, the "FHAVA Are financing within redit, employment, financing that date that appears the appearanced value of the appearance of the appearan	an costs) at the presentatory Clause, days (7 days if any other in surfier the signs of the frequenty, Boys at the Surfier which five at the Surfies the Surfies the Surfies on the chan or obtaining has a potaining has a potaining has	nevalling mureal rate Addendam" must be left blank, from the formation required by stores of the parties we may clook to concel to especially askendar days of the taned pursuant to the taned pursuant to the god without written acing of any type,	
mount and Seller reduses to pay the excess, ander) accept the Property with the limited exclusion of the Purchase Price, or Buyer manual forms (24 hours of left blunk) of Buyer epsits. Should Buyer fail to cancel this Countries of repairs the Courtest shall be closed as a self-of repairs the Courtest shall be closed as a	Buyer may pay the except the she except the she cancel this Contract being informed of Bell ract after being informed	A blunk). If such pass, or (if not prove-specified automobilying Seilar's refusal to passes to p	trepairs exceed this robiblical by Auger's naunt at plouing eas a for in writing within ty the excees cost of	
The Chamingham Association of Kasimusts, inc. is not organism. This form is published to a covict to morphy and ca	terl at sourceast form, recomment the days white the extension of	of the order of the postone of	at bounds spenied be optabled	•



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% of the amount of the approved loan, shall be paid by Selier Buyer. All other loan closing costs and propaid items are to be paid by Buyer unless herein stated. Solier's obligation, if any, to pay for any loan closing costs is contingent upon the closing of the sale.
2. CLOSING & POSSESSION DATE: The sain shall be closed and the doed delivered on or before May 21. 20/2: Possession is to be given upon delivery of the deed if the Property is then vacant; otherwise, possession shall be delivered on Ann. In the event Sailer retains possession of the Property beyond the date of closing, Setter hereby agrees that upon surrender of the Property to Buyer, the Property shall be in the same condition as it was on the day of closing.
3. EARNEST MONEY & DEFAULT OF CONTRACT: Seller and Buyer hereby direct the Liesing Company to held the correct money in trust until this Contract has been procepted and signed by all parties, at which those the Barnest Money will be promptly deposited into the accross account of the Liesing Company. In the event an offer or counteroffer is not accepted, the Barnest Money shall be returned to Buyer without a signed release. If the Contract is ascepted and signed by all parties and the sele does not close, however, a separate number release signed by all parties to this Contract will be required before the Barnest Money will be disbused. In the event either Buyer or Seller claims fine accrowed funds without the agreement of the other party, any holder of the encowed funds, as prescribed by Alabama Real Estate License Law Rule: 790-X-1-03 (4), (5), must either retain the accrowed funds until there is a written mutual release among the parties or interplead the disputed portion of the funds into the appropriate court, and shall be satisfed to deduct from the escowed funds for court costs, estumely free and other responses relating to the interpleader, provided, however, that any Claim as defined in Paragraph 24 below shall remain subject to mediation and arbitration as set forth in said Paragraph. Seller, at Seller's option, may cancel this Contract if the Barnest Money check is rejected by the financial institution upon which it is drawn. In the event of default by Boyer, all deposits mucle harmader may be forferind as liquidated damages at the option of Seller, provided Seller agrees to the cancellation of this Contract, or alternatively. Seller may elect to pursue his or her available legal or equitable remade harmader may be returned at the option of Bayer, provided Bayer agrees to the cancellation of this Contract, or alternatively. Before her available requested agrainst Seller pursuant to Paragraph 24 below.
4. AGENCY DISCLOSURE: The litting company to Amange Frist Choice.
The selling coropany is Final Fresh Chaire.
The listing company is: (Two blocks may be checked) An agent of the bourse
Assisting the buyer and buyer and is acting as a ilented consposual dual agent. Assisting the buyer areller (check one or both) as a transaction broker.
The selling company is: (Two blocks may be checked) An agent of the soller. An agent of the buyer. An agent of both the seller and buyer and is acting as a limited consensual dual agent. Assisting the buyer is seller (check one or both) as a transaction broker.
Buyer's initials Selfer's Initials
The Editional Australiant of Restroyale, inc. in tent anguiged in pendulog legal, appropring or user professional service by appropring this form. This form is published as a survice to encounter and untain professionals and an explanation of its various provisions should be obtained

The birgingland Australian of Restands, inc. is incompant in periodulog legal, accounting or unior professional service by approxing this little in published as a service to enclude professionals and an explanation of its readous professional be obtained from the hyperstate professional. Because of verying state and local laws, companyed began as advantable obtained before using any form. If a cost of the form seeding pay appropriate to any purious above, the first will no longer be an appropriate.



HAZARD INSURANCE: Boyer understands that Buyer is responsible for securing acceptable hazard insurance at a premium rate acceptable to Buyer on the Property at Closing. Buyer shall obtain avidence of insurability at an acceptable premium rate within _____ days (7 days if left blank) of the Finalized Date. Should Buyer be unable to obtain avidance of insurability at an acceptable premium rate, Buyer may elect to cancel this Contract by providing written notice of such election within said time period to Soller. If the Contract is cancelled, the Earnest Money shall be returned pursuant to the terms of Paragraph 3 above. Failure to notify Seller of Buyer's election to earned within said time period shall conclusively be deemed soceptance of any available insurance.

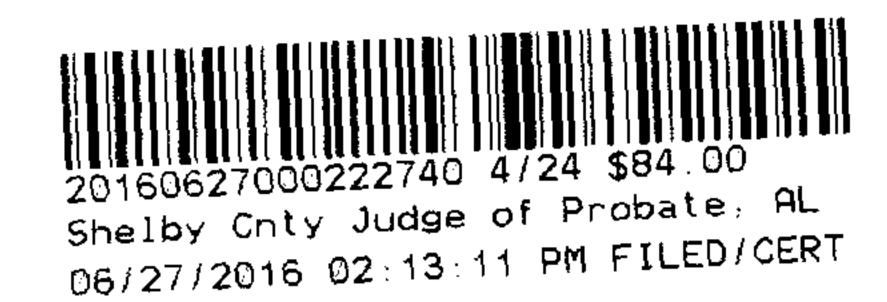
- FITTLE INSURANCE: Seller agrees to furnish Buyer a standard from owner's title insurance policy at Seller's expense, issued by a company qualified to insure titles in Alabama, in the amount of the Purchase Price, insuring Buyer against loss on account of any defect or assumbnance in the title, subject to exceptions herein, including persgraphs 7 & 9 below; otherwise, the Barnest Money shall be refunded in accordance with Paragraph 3 above. In the event owner's and morngages's title policies are required at closing, the total expense of propering the two policies will be divided equally between Seller and Buyer, even if the mortgages is the Beller. Seller shall have a reasonable length of time within which to perfect title or ours defects in the title to the Property.
- FURVEY: Buyer a does a does not require a survey by a registered Alabama land surveyor of Buyer's choosing. The leader may require a survey god it is recommended that a new survey be obtained on all purchases. Available information indicates that the Property is it is not located in a flood plain, but this should be confirmed by a flood plain certification and/or a durrent surveyor's statement in the survey which shall be the responsibility of Buyer. Further, unless otherwise agreed berein, the Property is purchased subject to utility examinate, residential subdivision covenants and restrictions, if any, and building lines of record. It is the responsibility of Buyer to determine, prior to closing of this Contract, whether the foregoing materially impairs the use of the Property for intended purposes. Unless otherwise agreed berein, the survey shall be at Buyer's expense.
- 8. PRORATIONS: Ad valorom mans, as detectioned on the date of closing, insurance transferred, sooned interest on transgage(s) assumed, and homeowood association, fire district or other than, fices or assessments are to be promised between Seller and Buyer as of the date of closing, and any existing encrow deposits shall be credited to Seller. Unless otherwise agreed becain, all he valorom tunes except municipal are presumed to be paid in aments for purpose of projection; municipal taxes, if any, are presumed to be paid in advance. Soller acknowledges that the Property [1] is [1] is not contently subject to Class III residential property too. If Saller states that the Property is Class III and it in error, Soller will reimbure to Buyer any amount of tax which will be incurred between the date of olosing and the end of the current tax year which is in excess of that which would be due under Class III. This obligation will survive the closing.
- 9. CONVEYANCE: Seller agrees to convey the Property to Buyer by Exceled warmany deed (check I if Buyer desires that title be held as joint tenunts with rights of survivorship), free of all encumbrances except as permitted in this Congress. Seller and Buyer agree that any encumbrances not berein excepted or assumed may be cleared at the time of closing from sales proceeds. The Property is sold and is to be conveyed subject to any mineral audim mining rights pot owned by Seller. Seller understands that the present coming classification is: I a side when the present coming classification is: I a side when the present coming classification.

10.	HOME WA	BRANTY:	Buyer A does	Con soop	require a Home	Wegranty Poli	cy issued by
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CONTENTS 1000 to the Elizabeth Inch Association of REAL PORSE, Lac.

General Asies Chalman - Prop 3 of 9



that no broker or sales associate has made any representations or statements regarding the terms or conditions of any Home Warranty Policy or the items covered by any such Policy. The Buyer will personally review the Policy, which will contain cortain limitations, exclusions and deductions, and Buyer will bese the decision to accept or decline the Policy on this review, and not on my information that may have been provided by any broker or sales associate.

BUYER'S DUTY TO INSPECT: Buyer understands that Alabama law imposes a duty on Buyer to thoroughly inspect a property for conditions of property, defects or other relevant matters prior to closing the sale, Buyer further understands that professional inspection services and/or contractors may be sugged for this purposa. Buyer is encouraged to engage and pay for independent professional inspection services and/or contractors, including but not limited to termino/pest control companies, rather than using provious Saller-acquired inspection reports; rather than allowing the Seller to pay for such inspection reports; or rather than using provious Saller-acquired inspection recommended by Seller. Brokers and sales associate do not endorse any particular professional inspection service and/or contractor. Buyer understands and agrees that Buyer will not rely and has not relied on any statements or omissions made by any broker or sales associate regarding the condition of the Property. Buyer further understands that if a broker or sales associate is present at or accommendes Buyer on an inspection or walk-through of the Property, it will be as a courtery and not as a person qualified to detect any defects. After closing of this sale, all conditions of the Property are the responsibility of Buyer,

CONDITION OF THE PROPERTY

BELLER NOR ANY BROKER OR SALES ASSOCIATE MAKES ANY REPRESENTATIONS OR WARRANTIES REGARDING CONDITION OF THE PROPERTY EXCEPT TO THE EXTENT EXPRESSLY SET FORTH HERBIN. Buyer has the obligation to determine any and all conditions of the Property material to Buyer's decision to purchase the Property, including, without limitation, the condition of the heating, cocling, plumbing and electrical systems; any built-in appliances; the roof and the basement, including looks therein; the presence of subesicu, or roxic moid; the presence of or demage from wood destroying insects and/or fungue; the presence of vermin or other post infestation; the presence of exemic in treated wood; the size and area of the Property; the quality of construction meterials and workspenship, lockeding floors and structural condition; availability of utilities and sower or asptic tank and condition thereoff enbourface and subsoil conditions, including radon or other potentially hazardous or coxic materials and/or pasce: Property access easonwols, convenents, restrictions or development structures; and any matters affecting the character of the neighborhood. Buyer shall have the opportunity and the obligation to determine the condition of the Property in accordance with 12.A or 12.B below. Union officivise excepted, Selier will provide access and utilities for Buyer's impections until closing. Note: Lenders and/or public authorities may require certain broceligetims each as beamite and septic tank inspections. This does not replace Buyer's duty to digroughly inspect the Property prior to closing,

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12.	GENE	ral Hon	ie insp	ection:					-
(A)	SALE	OFFIC.	PERTY	NOT CON	TINGENT U	PON IN	SPECTION:	Baket uk	tear to recent
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accepts to	est late	ytilicileaco	for all rep	saire, improv	venuents, and/	or defect	e currently exis	ting in the	Property.
Huyar's in	elaisis				Schools	Initials	Site		

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Gutteral Sales Contract - Pege 4 of 9

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(B) SALE OF PROPERTY CONTINGENT UPON HOME INSPECTION: (This paragraphs does not apply to inspections under paragraphs 13 and 14 below.) Buyer applies additional inspections of the Property at Buyer's expense. Within days (7 days if left blank) of the Finalized Date, Buyer shall either personally or through others of Buyer's choosing, inspect or investigate the Broparty.
(1) If such inspections reveal conditions that are unsalisfactory to Buyer, at Buyer's sole discretion, rany either (a) terminate this Contract or (b) request that Saller correct the unsatisfactory conditions. Buyer shall exercise either option by written notice delivered to Saller within days after the physical inspection of the Property.
(2) If Buyer requests Seller to correct the specified unsatisfactory conditions, Seller shall respond to Buyer by written notice within days (5 days if left blank) of receipt of such request us to whether Seller is willing to correct the upsatisfactory conditions.
(3) If Seller elects not to correct the unsatisfictory conditions, Buyer shall respond to Seller by written notice delivered to Seller within days (3 days if left blank) of receipt of Seller's refused to correct such conditions and advise Seller of its election of either (3) to terminate this Contract and recover the Barnest Money pursuant to Paragraph 3 above, or (b) to waive in writing the request for correction of the conditions and proceed to close the sale.
(4) It shall conclusively be deemed acceptance of the Property, including ordinary wear and tear until the closing, if Buyer falls to notify Seller in writing within the allotted times stated above of any unsatisfactory condition revealed by the impections, or fails to notify Seller to writing of Buyer's election to tearninate this Contract as become provided. Further, it shall conclusively be deemed acceptance of Buyer's request to correct the specified unsatisfactory condition(s) if Seller fails to respond in writing within the time than estated in subparagraph (2) above.
Barycr's initials Seller's initials
NOTE: "Ordinary were and tear," as used herein shall not be deemed to include material failure of the beating, cooling, plumbing and electrical systems or ballo in applicances.
33. SEWER/SEPTIC SYSTEMS: Soller represents that the Property is in it is not connected to sewer, and if so, all connection fees have been paid. If not on sewer, Seller represents that the Property is in a septic system, and connected to a septic system. If Property is on a septic system, Buyer is does not require a septic system classing and inspection at Buyer's expense. It is recommanded if the Property is on a septic system that the Buyer have the septic system inspected by a professional. If the Property is on a septic system and Buyer elects NOT to have the septic system inspected, then Buyer releases Seller, brakers and sales associates from any and all responsibility for problems with the septic system which may be discovered in the future, whether problems exist on the Finalized Date or develop thereafter. It is the responsibility of Buyer to determine, prior to closing of this Contract, whether the foregoing materially impairs the use of the Property for intended purposes.
Ruyer's Initials Seller's Initials

The Ministry poor Acocomical of Realisable for he not engaged to rendering lagely accomming of other processing borries by approximg this form. This shows a survice to recuber tool enters periods and an explosion of its various provisions should be adjusted from the appropriate professional. Because of varying state and local laws, compaints legal or naturally advice should be secured before and, any Direction and and an interest and the state the state of tale and an analysis of the state of th

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4. TERMITE AND/OR WOOD INFESTATION:

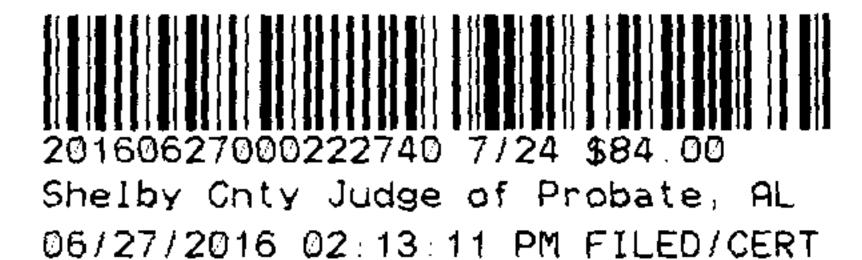
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agreement will be transferred at Buyer's A Seller's exponse. If a new sorvice agreement is require the cost shall be at Buyer's Deller's exponse and the service agreement will be ordered by the paragring for the same. Brokers and sales associates make no representations as to the terms or condition of any termite service agreement.	ed uty
(B) WOOD INFESTATION REPORT: Enver does does not require a Wo infestation Report. If required by Buyer, londer or pest control company, the cost of the Wood Infestati Report shall be at Buyer's expense and Buyer shall order the report. It is the responsibility of Buyer determine, prior to clocking of this Contract, whether the foregoing materially impairs the use of the Property for intended purposes.	tx
Buyer's Initials Seller's Initials	
15. LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS: The seller of a interest to residential real property built before January 1, 1978 is required by federal law to provide a binyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. The Property was not built prior to January 1, 1978. Seller's Initials of the above-referenced disclosure in stack-based as Addendum #	

(A) TERMITE SERVICE AGREEMENT: Boyer [] does . does not requite a termite

- 16. BUYER'S FINAL INSPECTION: Buyer has the right and the responsibility to walk drough and inspect the Property prior to closing and notify Seller immediately if the Property is not in the condition agreed upon. Specifically, the Buyer should determine if (a) conditions specified under the Pangraph 12(B) above are functioning; and (c) no now definite to the Property have occurred, other than ordinary wear and tear since acceptance under Pangraph 12 above. If the Property is not in estimatory condition, Buyer shall immediately notify Seller. If Soller refuses to pay for any repairs or correct any unsatisfactory conditions requested by Buyer pursuant to Paragraph 12(B) above, Buyer may proceed with the closing or cancel the contract and recover the Earnest Money in accordance with Paragraph 3 above. If Buyer fails to conduct this walk-through inspection, Seller's repair and maintenance obligations will be deemed faifilied. After closing, all conditions of the Property are the responsibility of the Buyer.
- 17. DISCLAIMER: Seller and Buyer heroby acknowledge and agree that they have not relied upon any advice or representation of the Listing Broker or Company or the Selling Broker or Company or any of their sales associates ("brokers and sales associates"), and accordingly Seller and Buyer agree that no broker or sales associate shall be hold responsible for any obligations or agreements that Saller or Buyer have to one another hereunder. Further, Seller and Buyer agree to discharge and release the brokers and sales associates from any claims, demands, damages, actions, causes of actions or sales at law arising in any way from this Courset related to the Property, and shall include but not be limited to the condition of the besting, couling, plumbing, water and electrical systems and any built-in appliances; the roof and the basement, including leaks therein; the presence of asbestos, arrenio in treated would, toxio

The Ministran Aspeciation of Resiscally, Inc. is not engaged in rendering legal, economiting he other profitational density by appropriate this Data is published as a service to menden real costs profitation at its machine provident about the character of verying state and legal laws, competent logal or cubic advice about he secured before using any form. It a mach of that there was any substantive character in any partiers about the form makes any substantive character in any partiers about the form water and parameter form.



HAZARD INSURANCE: Bayer understands that Buyer is responsible for securing acceptable baserd insurance at a premium rate acceptable to Buyer on the Property at Closing. Buyer shall obtain evidence of insurability at an acceptable premium rate within ______ days (7 days if last blank) of the Finalized Date. Should Buyer be unable to obtain evidence of insurability at an acceptable premium rate, Buyer may elect to cancel this Contract by providing written notice of such election within said time period to Seller. If the Contract is cancelled, the Buttost Maney shall be returned pursuant to the terms of Paragraph 3 above. Failure to notify Seller of Buyer's election to cancel within said time period shall conclusively be deemed acceptance of any available insurance.

- of TITLE INSURANCE: Seller agrees to flurish Buyer a standard form owners title insurance policy at Seller's expense, issued by a company qualified to insure titles in Alabama, in the amount of the Purchase Price, insuring Buyer against loss on account of any deflect or encumbrance in the title, subject to exceptions herein, including paragraphs 7 & 9 below; otherwise, the Barnest Money shall be refunded in accordance with Paragraph 3 above. In the event owner's and mortgages's title policies are required at closing, the total expense of progning the two policies will be divided equally between Saller and Ruyer, even if the mortgages is the Saller, Seller shall have a reasonable length of time within which to perfect title or ours delicies in the title to the Property.
- 7. SURVEY: Buyer \(\) does \(\) does not require a survey by a registered Alabama land surveyor of Buyer's chousing. The lended may require a survey and it is recommended that a new survey be obtained on all purchases. Available information indicates that the Property \(\) is \(\) is not located in a flood plain, but this should be confirmed by a flood plain certification and/or a durant surveyor's statement in the survey which shall be the responsibility of Buyer. Further, unless otherwise agreed hencia, the Property is purchased subject to utility casemonia, residential subdivision covenants and restrictions, if any, and building lines of record. It is the responsibility of Buyer to determine, prior to alosing of this Contract, whether the foregoing restocially impulse the use of the Property for intended purposes. Unless otherwise agreed herein, the survey shall be at Buyer's expense.
- RORATIONS: Ad valorem taxes, as determined on the date of closing, insurance transferred, accounted interest on martgage(s) assembled, and borrenwoers remodiation, the district or other dues, there or assembled are to be promised between Seller and Buyer as of the date of closing, and any existing entrow deposits shall be credited to Seller. Unless otherwise agreed herein, all ad valorem taxes except municipal are presumed to be paid in amount for purpose of pregation; municipal taxes, if any, are presumed to be paid in advance. Soller acknowledges that the Property [1] is [1] is not currently subject to Class III residential property tax. If Seller autos that the Property is Class III and is in error, Seller will reinfrance to Buyer any amount of tax which will be insured between the date of closing and the end of the current tax year which is in excess of that which would be due under Class III. This obligation will survive the closing.
- ONVEYANCE: Seller agrees to convey the Property to Buyer by frequency were not deed (check [] if Buyer desires that tide be build as joint tensors with rights of europorthip), free of all encounterances except as possibled in this Comment. Seller and Buyer agree that any social tensor herein excepted or assumed may be cleared at the time of closing from sales proceeds. The Property is sold and is to be conveyed subject to any mineral and/or mining rights pot owned by Seller understands that the present soning classification is: It side to be conveyed as reconveyed to verify the current zoning classification.

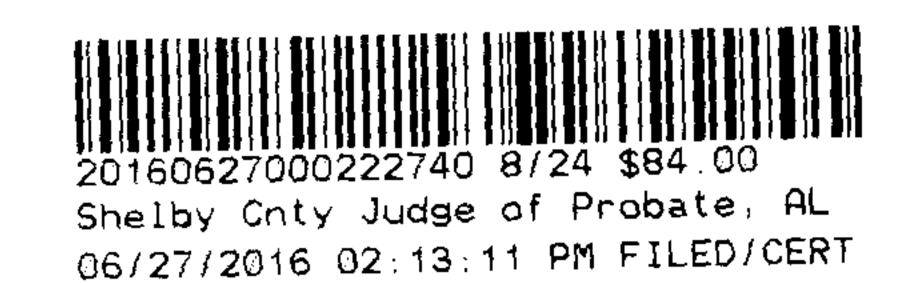
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General Sales Comment - Pego 3 of 9

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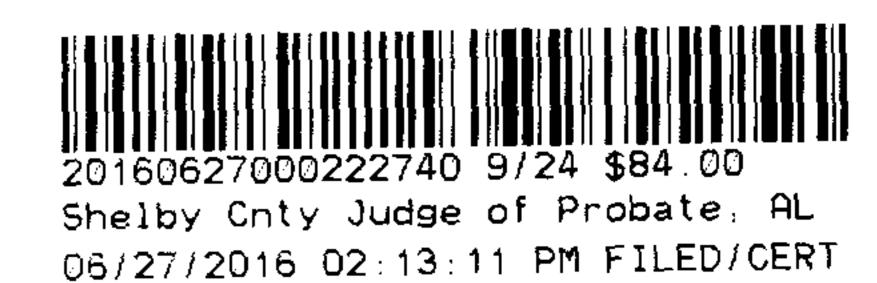


model or fingus; the size and area of the Property; the quality of the workmanship or construction materials, including floors; the supctural condition; the condition, availability or location of utilities, sower or septic system; the investment or resule value of the Property; subsurface or subsoli conditions such as alakholes, mining or other soil conditions, including rades or other potentially hazardous gases or socio materials; the existence of, or damage from, wood destroying insects and/or fungus, or vermin/post infectation; Property access, catements, covenants, restrictions, development structure, and apparentments thereto, and any material affecting the character of the neighborhood; the past, present, or future fauncial stability of the builder or developer or the fixture insurability of the Property; or the compliance of the builder or developer under any warranty or any related mortgage terms and conditions; or any other matters affecting the willingness of the Bellor and Buyer to sell or purchase the Property on the terms and at the Property herein set forth. Seller and Buyer acknowledge and agree that if such matters are of concern to them in the decision to tell or purchase the Property, they have sought and obtained independent advice relative threeto.

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Huyer's Indials		Solica's initials	

- 18. SELLER WARRANTY: Seller warrants that Seller has not received notification from any owners association or lawful subjectly regarding any association for impaid, pending association, pending public improvements, or repairs, replacements, or alterations to the Property that have not been satisfactorily made. Seller warrants that there is no unpaid indebtedness on the Property except as searched in this Contract. These warrantes shall curvive the plosting.
- 19. FIRE/SMORE/GAS DETECTORS: Buyer shall satisfy himself that all applicable federal, states and been statutes, ordinances or regulations concerning fire/smoke/gas detectors have been more Upon closing or after taking possession of the Property, whichever occurs first, Buyer shall be solely responsible for compliance with such laws.
- 20. RISK OF LOSS: Seller agrees to keep in force sufficient hazard insurance on the Property to protect all inserests until this sale is closed. If the Property is destroyed or materially domaged between the Pinsliced Date and the closing, and Seller is unable to restore it to its previous condition prior to closing, the Bayer shall have the upston of cancelling this Contract and recovering the Bernest Money pursuant to Paragraph 3 above, provided that notice of cancellation is received prior to closing or accepting the Property in its damaged condition. If Bayer sleets to accept the Property in its damaged condition, any insurance proceeds otherwise payable to Seller by reason of such damage diall be applied to the believes of the Purchase Price of releases be payable to Buyer.
- 21. SELECTION OF ATTORNEY: Buyer and Seller hereby X do I do not agree to share the fees of a closing attorney, who will represent the mortgage londer/if the sale is financed. Buyer and Solier acknowledge and agree that such sharing of fees may involve a conflict of interest on the part of the attorney and the attorney will require that an affidavit be signed at closing acknowledging the conflict of interest and Buyer's and Seller's acceptance of the same. The parties further acknowledge that they have a right to be represented at all times by reparate and independent counsel in connection with this Contract and the closing thereof by an attorney of their own choosing at their own expense.
- 22. PERSONAL PROPERTY: Any personal lums remaining with the Property shall be at no additional cost to Buyer, shall not add to the value of the Property, shall be in "as is" condition unless otherwise agreed to herein, shall be unencumbered at the time of closing, and shall be only that personal

The Birmingham Association of Resimple, Inc. in not compared in rendering legal, exceptively or enter prefere provides by approxing this form. This form is published on a service or mesoder met entire professional and an exploration of the regions provinces about he abundant from the appropriate professional. Because of varying state and inced legal, compared legal or other adeless abundable second legals any form. If a sem of this form makes my subsemble changes to any portions always, the form will no longer be an appropriate form.



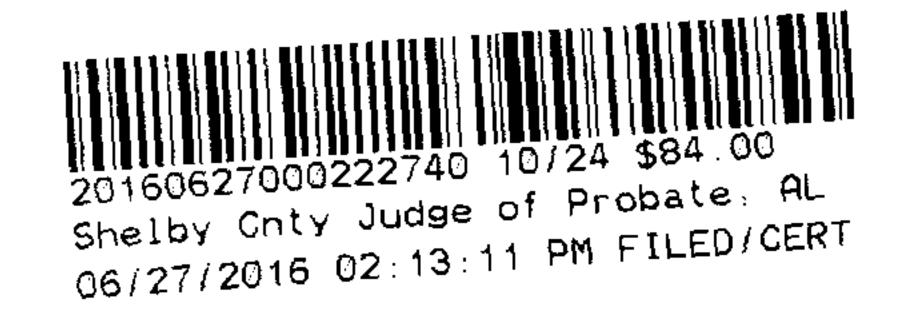
property which is currently on the promises and included on the itemized list attached herein as Addendum # ______ (said list to be specific as to description and location of such items).

- OTHER OFFERS WHILE BUYER'S OFFER IS PENDING; Buyer hereby acknowledges that offers other than Buyer's offer may have been made or may be made before Seller acts on or while Seller is considering Buyer's offer or counteroffer. While the Buyer's offer or counteroffer is posding, and before this Contract becomes effective, Seller boroby expressly reserves the right to reject Buyer's offer or counteroffer or to withdraw any offer previously made by Seller to Buyer relating to the Property, and to accept any other offer or counteroffer.
- MEDIATION AND ARBITRATION/WAIVER OF TRIAL BY JURY: All dating, disputes or other matters in question arising out of or relating in any way to this Contract or the breach thereof, including claims against any broker or sales associate, or relating in the relationship involved with, created by or concernding this Contract, lacinging the involvement of any broker or sales associate ("Chilia"), shall be substitted to mediation with a mutually agreed upon mediator within forty-live (45) days of potice of the Ciain. In the ovent no mediated resolution is reached within sixty (60) days of the party's motics of the Claim, all Cinims thail be resolved by binding arbitration by a alogic arbitrator in Birosingham, Alabama to accordance with the Commercial Arbitration Rules of the American Arbitration Association then in effect LIACH PARTY ACKNOWLEIGES THAT HE OR SHE IS KNOWINGLY WAIVING THE RIGHT TO A TRIAL BY JURY RELATING TO ALL CLAIMS. All disputes concerning the aristmability of any Claim or the enforceability or scope of this provision shall be subject to the same binding exhibitation. The parties shall bear equally the cost of the arbitrator and each party shall otherwise bear their own costs; provided the arbitrator shall have the authority to award costs as a part of this award to the extent authorized by applicable law. The arbitrator abali follow the law applicable to any Claim and shall be empowered to award any duranges or other relief which would be avadable under the law applicable to say such Chiles. The determination of the erbitrator shall be final, bluding on the parties and non-appealable, and may be entered in any court of competent jurisdiction to enforce it. The parties acknowledge and agree that the transactions contemplated by and relating to this Contract, which may include the me of materials and compospois which are obtained from out-of-state and which otherwise include the use of interests pools, readmone and commerce begates interested commerce on that term is deflaced in

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the Federal A	bitration Act, 97	J.S.C. § 2.			
Buyor's Indials			Solicis Initials		

- 25. FACSIMILE OR COUNTERPART SIGNATURES: This Contract may be executed and delivered by any party hereto by scuding a facultude of the signature or by a legally recognized esignature. Such floatmile signature or legally recognized e-signature shall be binding upon the party so executing it upon the receipt of the signature by any other party.
- 26. ADDITIONAL PROVISIONS: Additional provisions to this Contract are set forth on the attached Addendum(s) # 1.B.C., D. which shall be signed by all parties and abalt be part of this Contract.
- 27. OBLIGATION FOR FERS AND EXPENSES: Buyer and Seller acknowledge that in the eyent this Contract is cancelled or does not close for any reason, fees or costs poid in advance may be non-refundable.

The Minchighem Americation of Residuals, Inc. is wit engaged in specially tepm, accounting or other professional mersion by approaching this form. This form is published at a province to mounter seed exists professional and the state of the surface professional form the appropriate professional. Proposed of varying state and local laws, comparing legal or color advise should be accounted butter and from the appropriate professional. Proposed of varying state and local laws, comparing legal or color advise should be accounted butter and from the appropriate form makes any substantive absorber to any portions about form or larger of the form makes any substantive absorber to any portions about form or larger of the form makes any substantive absorber to any portions about form.



- 18. BROKERACH: FEE/COMMISSION: The commission payable to the Listing or Selling Broker in this transaction is determined by a prior terinous agreement between the Brokers and their respective clients or customers and is not set by The Biomingham Association of Resitons. Inc., but in all passes is negotiable between the Brokers and their respective alients or customers.
- 29. ENTIRE ACHEEMENT: This Contract constitutes the entire agreement between Buyer and Seller regarding the Property, and supersedes all prior discussions, negotiations and agreements between Buyer and Seller, whether oral or written. Notitus Buyer, Seller, not any broker of sales associate shall be bound by any understanding, agreement, promise, or representation concerning the Property, expressed or implied, not specified herein.

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THIS IS A LEGALLY BINDING CONTRACT. IF YOU DO NOT UNDERSTAND THE LEGAL REFERCT OF ANY PART OF THIS CONTRACT, SERK LEGAL ADVICE BEFORE SIGNING.

Without to Buyer's Signature

Without to Buyer's Signature

Hayer

(Date)

Without to Soller's Signature

Seller

Seller

(Date)

Finalized Date: April 5 128 (Contract of final affor)

RARNEST MONEY: Receipt of the contest money in the amount identified in Paragraphs 1 is hereby acknowledged.

The filmologism Association of Amburait, inc. is not sugaged in contenting legal, accounting or other professional service by oppositing this form. Take Jacon is published as a norther to unable that estate and an explanation of its values professions about to obtained from the appropriate professional. Eccesse of surplay state and local laws, comparent legal or calculate should be eccessed before exical my factors of film from souths any extremites to any purchase about the form will not longer by an approved from.

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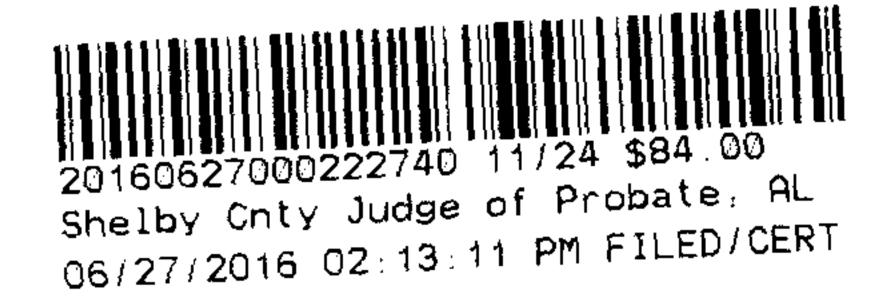
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LISTING COMPANY:

Ctimenti Spice Contract - Page Y of 4

DATE



RE/MAX First Choice LIMITED CONSENSUAL DUAL AGENCY AGREEMENT (For RE/MAX Sellers and RE/MAX Buyer-Broker Purchaser)



Our policy, succeptable to you by signature below, in the event the listing agent or any or the agent at REMAX First Choice, will be one of LIMITED CONSENSUAL DUAL ACIENCY as described below.

Serving as a limited Consensual Dual Agency, the agent (a) will be representing both the duyer and seiler, therefore the agent (a) will NOT represent the interest of one party to the exclusion or decriment of the interest of the other party. In a LIMITED CONSENSUAL DUAL AGENCY agreement both parties to a possible sales contract (the seller and buyer) agree to the following as an accompable course of conduct of the LIMITED CONSENSUAL DUAL AGENT.

The LIMITED CONSENSUAL DUAL ACIENT WILL

- 1. Conduct himself with honesty, integrity and in a professional atomes toward all parties in a transaction.
- 2. Not knowingly promote the advantages of one party to a transaction to the detriment of another.
- 3. Honeafly apply his expertise, skills knowledge and experience to help floithate a fair transaction for all parties.
- 4. Not disclose information received in confidence to anyone without the permission of the person who confided come to agent. (Confidential information includes: price a party is willing to pay, motivation to sell or buy, regotiating strategy, etc.)
- 5. Act as an intermediary in a transaction between the parties and as the follow up person in order that everything necessary for the completion of the transaction comes together for a successful closing.
- 6. Respond honestly and accurately to questions concorning the property.

In a LIMITED CONSENSUAL DUAL ACENCY role, RE/MAX Phet Choice will be contributing our time, effort, expertise, knowledge and skills to help the parties obtain an agreement that is acceptable to both the seller and the buyer.

I have read and understand the above agreement and have agreed, at time of signing an Exclusive Right To Sell Listing Agreement OR a REMAX Bayer Broker Agency Agreement, to allow REMAX First Choice to be LIMITED CONSENSUAL DUAL AGENT.

Sallon:	Date	Buyor:	3124 12016 Dete
Relies: Hoffice considering an office	Date Date Lo matchaso or sell transcriv loca	Buyer:	Daite 23 M A A A A A A A A A A A A A A A A A A
signature below, I am results DUAL AGENT in the sale	to purchase a sell property local ming my prior decision to allow of the above property:	REMAX First Choice to be a	LIMITED CONSENSUAL
Seiler.	5 Date	Buyor:	3 24 2014 Dato
Seller:	Dec	Buyes:	Date



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Seller's Property Condition Disclosure Statoment

	(Physical Address)	Carles in the Control of the Control
Billing Hall	and the same	J. Z. L. Z. Alabama.
(City)	(County)	A-Carterini - Transpo Carterine Milet State - State
LEGAL:		ok High Ands Towns
(Lot#)	(Block)	(Subdivinion)

Model Trum AL

Residential real estate consumers, both purchasers and collers, may benefit from a impohanism maximizing their ability to obtain information concerning a home purchase and sale. This uniform disclosure statement may aid both purchasers and sellers to identify aspects of properties which may require attention: health, safety, survironmental, attructural, mechanical or other potential problem areas.

This disclosure form is not intended to diminish the responsibility of buyors to carefully examine the property which they intend to purchase, and in fact, highlights the importance of professional inspections and environmental tests. This disclosure form does not inuit existing responsibilities by a seller or buyor concerning the condition of the property or potential liabilities or remedies at law, statute or in equity.

This disclosure may significantly improve the transfer process and hence serve the interest of all parties to a property purchase. It may increase clerity regarding the nature of the property and provide greater certainty to contracts entered into by better-inflamed buyers and scilers.

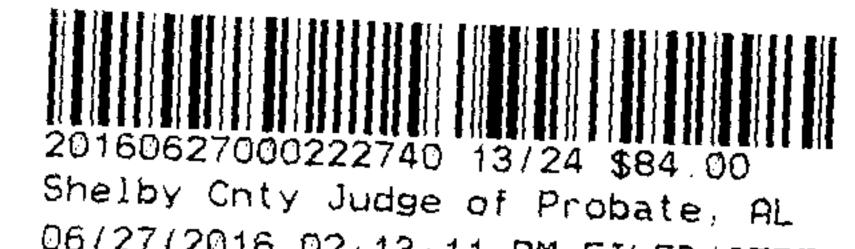
Under current law, the SHLLER is required to disclose all known conditions that affect the health or safety of a prospective purchaser. SELLER discloses to PURCHASER that SELLER knows of no defects in the subject property, other than those deficiencies in this form.

Accordingly, SELLER(s) hereby surborize(s) licensec/broker to provide a copy of this Disclosure to any person(s) or entity (ies) in connection with any actual or anticipated sale of the property.

PROPERTY CONDITION DISCLOSURES

Seller's statement: This disclosure is based solely on the seller's observation and knowledge of the property's condition and improvements and without assistance or direction from the Seller's Agent/Broker/Lipensee. This document shall not be a warranty by the seller or seller's agent and shall not be intended as a substitute for an inspection or warranty the parchaser may wish to obtain.

instructions to the seller: (1) Complete all numbered items. (2) If additional explanation is required please effect additional pages with your signature. (3) If any item does not apply to your property, check the "NIA" (not applicable) line. (4) If you do not know the answer to a question, sheek the "Don't Know" line.



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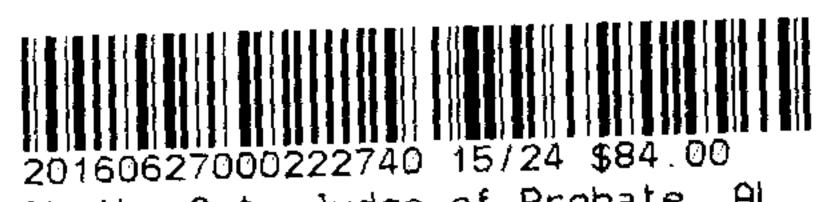
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(c)	And you aware of any underground strange wides, old upper units, field lines, or chandened wells on the property?				ļ
	Are you have of the existence of Chiosee Drywell in this house?	-			_
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	Harry Systems - Do not know of may existing overlains affecting		-		7
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(b)	Any defects of problems, extremt or past, to the structure of extenor yourself	1			
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	2. Sewer System	714	DK.	KANT	K
(a)	Property is serviced by: Public Server Private Server Server Tank None				
b)	Does your system require a pamp/5th?				
c)	Are you aware of any problems with the server system?				
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	16. Committeeston-Limboocking				
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THE LISE OF THES DISCLOSURE FORM IS VOLUNTARY AND MADE AVAILABLE BY AAR ONLY FOR LIST BY THOSE MEMBERS WHO MAKE AN INDEPENDENT DETERMINATION FOR THE MEED FOR SUCH A FORM, BY MAIDING AVAILABLE THIS DISCLOSURE FORM TO ITS MAMBERS: AAR DOCS NOT RECOMMEND OR ENDORSE ITS USE OR NON-LISE.



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RE/MAX First Choice PERSONAL PROPERTY ADDENDUM

On the address located at: LOG LOG LOG Control Biles Control between the undersigned

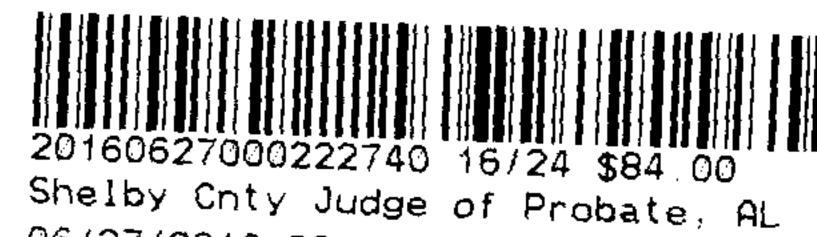
The terms and conditions of this Addendum famin a part of that certain General Biles Control between the undersigned

Purchasens and Seller(a).

*PERSONAL PROPERTY: any personal kerne remaining with the Property shall be at no additional cost to Practicant, abiding additional cost to Practicant, abiding and additional cost to Practicant, abiding and about the property; shall be in "as is" condition unless affective agreed to havein; shall be unexampled at the time of closing; and that be only that which is ourtently on the promises and included on the itemized but below:

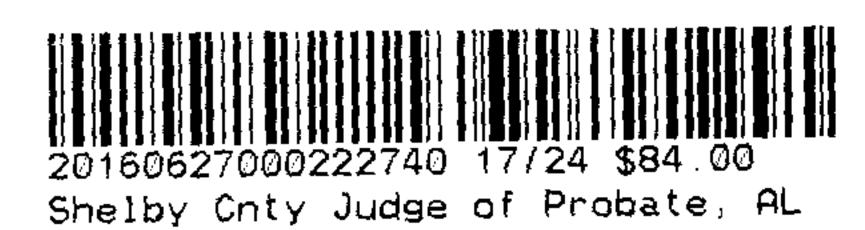
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ALL LIGHT FIXTURES	TOREMAIN	DO NOT REMAIN	
ALL CHILING FANS	TORRMAIN	DO NOT REMAIN	·
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Vinces to Purchases		Purchaser Seller	
			

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REMEXIFIED Choice to

06/27/2016 02:13:11 PM FILED/CERT ADDENDUM to Sales Contract RAISE CONFIDER CHILLS (Bayer), whereby Seller has agreed to sell and Buyer has agreed to purchase the mai excate (the OWNES CT. "Property" described or located at: (Zip Code) (eraphia vinagors) (Clay) (County) THE UNDERSIGNED BUYER AND HELLER HERLBY COVENANT AND AGREE AS POLLOWS: (CROSE OUT ANY STATEMENTS THAT ARENOT TRUE OR ARE NOT APPLICABLE) (INTITAL THOSE STATEMENTS THAT APPLY) ACKNOWLEDGEMENT THAT BUYUR DECLINES TO OBTAIN SURVEY: The undersigned Buyer (a) aclannividage (3) (A) thus RE/MAX First Choice has recommended the Bayer obtain a current boundary survey in connection with the parobace of the Property: (B) that a commitment for title incurance does not insure or protect a Buyer against a cloud on the title listed on the commitment as a title exception nor against a title defect or objection that would be shown by a current narvey of the Property. (C) the following: (1) a title commitment will the recurred exements and other importances to the Property. (2) a title commitment will not provide a pioture showing the actual location of the casciments on the Property, and (3) a boundary mirrory prepared to ALTA standards will give the Buyer a scale drewing of the Property with any opennesses and encrossiments above so that the Buyer own visibility detained to how the une of the Property would be affected by the executes. (D) that notwithstanding the recommondation to Buyer by REIMAX First Cholos that a current survey be obtained in connection with the purchase of the Property, Boyer has DECLINED to order or obtain a current survey; and that Buyer does hereby release REMAX Pirst Choice, its agents and amployees, from all liability and causes of action relating to title matters and josues affecting the Property, including, but without limiting the scope of the release, commands, defocts, overlaps, and encroselyments, which are shown on the title commitment or that would have been revealed or made apparent by an accurate current aut-Yey. Beyur's Initials Selier's intental 2. SKILER'S PROPERTY CONDITION DISCLOSURE STATEMENT: Solig and Buyer agree to complete and sign the Sciler's Buyer's Initials 3. CONDITIONS SUCH AS BINKHOLES COULD EXIST: Hower acknowledges being informed by REMAX Plat Choice that sinkholes are provident in Shotby and Jefferson Counties and that duying sinkhole luminance or seeking the advice of an engineer should be considered. Buyer acknowledges and agrees that Seller is not responsible for underground raines, sinkteles, drainage, Impatone formation, soil conditions, or any other surface or substitutes conditions, whether known or unions was that may exist or occur under or adjacent to the Property and Which may cause damage to persons or structures. Moseover, REMAN First Choice MAKES NO WARRANTY OR REPRESENTATION RESPECTING THE SOIL CONDITION, ANY SUBSURFACE FAULTOEFFECT, OR ANY OTHER CONDITION OF THE LAND OR IMPROVEMENTS. Seller's Trittels 2 4. NO GUARANTEE OR WARRANTY: Buyer acknowledges that he/she/they may have been given a list of st least three (3) names of morigage companies, home inspectors, home warranty companies and/or home repair companies. RE/MAX Find Choice, its broker awners, agents, and employees do not grammies or warrain any of these companies' work and shall not be beld liable for any dispotes that may arise. Buyer's Initials Seller's Initials



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5. MULD DISCLOSURE AND WAIVER:

(A) MOLD INSPECTIONS: Mold contaminates may exist in the Property of which the Broker or Agent (a) is manusca. These contaminents generally grow in places where there is or may have been exceptive maisture, such as where lookage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding; these conditions may be identified with a typical home inspection. Broker recommends BLIVEII obtain a home inspection in better determine the condition of the contaminants. In the event suspect coold contamination is discovered, it is recommended that the Buyers satisfy themselves as to property condition by having a mold inspection performed. The cost and quality of such inspections may very. Companies able to perform appropriate inspections may be found in the Yellow Pages or on the World Wide Web under "Microbial or Mold inspections" or "Pavironnestal and Ecological Services".

(B) BUYER DISCLOSURE:

- * The Broker or Broker's Agent has recommended the Buyer obtain a Home Inspection
- * The Bapker or Broker's Agent has recommended the Buyer obtain a Mold Inspection.
- (C) WAIVER: Buyer egree to hold REMAX First Choice, its agents, owners and employees harmless in the event any mold conteminants are discovered on the Property. Buyer understands mold is a naturally occurring interche and that mold should nose no health threat unless concompated as high levels in the living environment. The REMAX First Cholce Agents agree that in the event mold like contamination is discovered, this condition will be immediately reported to the Buyer. The only way so determine if a mold like substance is truly mold or is prosons at high levels is through sample collecting and analytical testmg.
- (D) PROFESSIONAL ADVICE: Buyor executes this Discinsure Walver with the understanding that they should consult with a professional of their choice regarding my questions or concerns before its execution.
- (E) LEGAL ADVICE: Buyer acknowledges that this waiver does not attempt to offer legal advice. If Buyer feels the need for legal advice they should consult an attorney of their choice prior to the execution of this document,

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6. PROTECTION or result subdite	ve covenantsi vision.	Boyer ochnowic	dges receipt	of Proceetive Co	vocants for the ap	plicable now had	ne subdivision,
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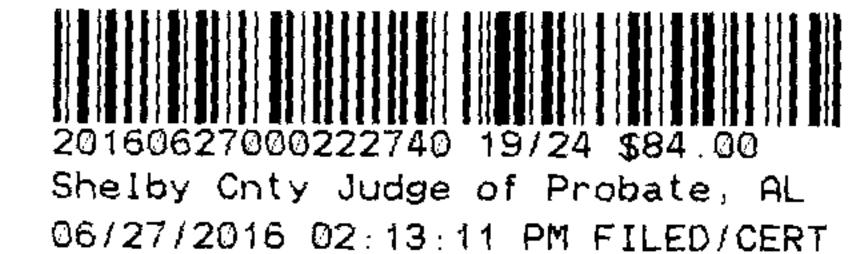


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10. Property Served by Well.
(a) Seller represents that the Property is served by a well which formishes all of the water available to be used by the
Purphysian. Seller wantenin that the well, pump and system are in good working order and that the water and system are adequate
to serve the needs of Princheset.
Seller's Inifficial
(b) Purchaser acknowledges that REMAX First Choice has advised that Purchaser obtain a professional opinion regarding the adoquecy of the well and its equipment to serve Purchaser's needs.
Bayer's initials
11. Other Offers White Purchaser's Offer Pending. Purchases acknowledges that offers other than the Purchaser's may been been made or may be made before Selies acts on Purchaser's offer or counteroffer or while Selies is considering Purchaser's offer or counteroffer. Selies expressly reserves the right to soccept, reject or withdraw any offer or counteroffer at any time and to accept delivery of offer or counter-offer of Selies's choice.
Buyer's indials
12. Pre-Approval with Lender. Understanding that time is of the essence (meening that the agreed dates are absolutely final and firm and not merely estimates or approximations). Purchaser agrees to furnish to Selier a written attorment on or before received, from a mortgage lender confirming, without reservation or condition. Purchaser's pre-approval on and Purchaser's compliance with item 1-A of this Contract by making application for a local loan in the amount of the firm and included in not to exceed. Sometimes are included in not to exceed the following and included in not to exceed the first i
13. Harnost Money Check Not Craked Until Contract is Firm and Signed by Both Parties. Seller and Purchaset agree that the carnest money shall not be deposited into implement fund until all terms and conditions have been agreed upon and the Contract has been algued by both Seller and Purchaser.
Buyer's kalifest
14. Exercised Money of Purchaser with Financing Contingency Not at Rick if Appraisal Below Purchaser Price. It is expressly agreed that, notwithstanding any other provisions of the Contract, Purchaser shall not incur forfeiture of camera money or otherwise be obligated to complete the purchase of the Property if the Contract purchase price or cost anceceds the value of the Property as established by the appraisar. Furtherer shall, however, have the privilege and option of giving timely notice of an election to proceed to close under this Contract in the event the value astablished by the appraisar is less than the purchase price.
Buyer's Instials Soller's Initials
15. Expanded Title insurance Coverage, Seller and Purchaser are aware that expanded title insurance homeowner's coverage may be purchased to insurance many issues not covered by a similarly owners policy. Purchaser I does 27 does not require expanded title insurance coverage. In the event the Buyer requires expanded opverage, and in the event the owner's and mortgagee's title policies are required at closing, the total expanse of the expanded title policy shall be divided equally between the Seller and Buyer, even if the mortgages is the Seller.
Buyer's fallists Sollor's Initials
16. Chingse or Defective Drystall Addendum. The Residential Sale and Purchase Contract above-mentioned is hereby

swedgen to bou me windmid clarkes:

1. Chieves or Descutive Oryant Disclosure: If a residence or other lapparamens how bean built or renovated on the Property during the approximate thus frame of 2004 to present, the Hayer is hereby notified that such Property may contain defective drywall primarily mapufactured in China. The presence of this Chinese or defective drywall accommode with and may cause corrosion and damage to sinuotural systems in such a residence or improvement and corrode and destroy systems compouetits. The demage has been extensive enough to require them to be replaced at substantial expense. Further, this Chinose or defective drywall appearantly emiss a strong sulphan-like odor or fune which may emiss the residence of the home to experience health problems. The presence of this odor and/or the storementioned damages may indicate the presence of Chinese or defective drywall, and the homeowner should investigate. The only known way to climinate the funce and the health problems and to step the damage to the above-mentioned structural systems and system components is to comove and replace all of the defective drystall in the residence, which can be very costly. Finally, the presence of Chinese or defective drywell, the somes, and the damaged systems, if not remodied, our impact the value or saleability of the property.



2. Drywall inspection: In the event Buyer elects to conduct a risk assessment or inspection for any Chinese or defective drywell, which shall be done at Augur's sole cost, Buyer must comply with the Inspection Period reflected in the Sales Contract, unless an addendum provides for an alternative inspection and notice to Saller. Buyer and Saller both agree that if Chipess or defective drywall is found. Buyer may, in Buyer's solo discretion, either cancel the Contract and be entitled to the return of the encrow funds, or noutly Seller that Buyer elects to have the Chinese or defective drywall removed and the 4ffected areas repaired and replaced with warranted items (along with any other damage caused by such Chinese or defeative drywall to include, by way of example and not limitation, compded wiring), provided said costs are within the Repetr Limits of the Contract. Buyor's failure to exercise this right of inspection shall constitute a waiver if the Property is later determined to have Chinese or defective prywall.

3.	Seller Disc	OGURE & B	wer Acknowl	edizment 3	he Sall	er of the	EDOVO-Capti	oped Pr	operty b	uroby p	movides th	e Buyer
wit	h the fultow	toy bustomes	राटा कारी कर क्या	distance of C	hinose.	ar defect	ive drywall s	it the pr	omises,	अधि धर्म	lace that s	rick as-
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Seller's Dischance (check one): Chinese or defective drywall is present to the house, and Seller has provided Buyer with all available records and reports relating to Chinese or defective drywall in the Property as follows: Chinese or defective drywall is prosent in the house, and Seller has no reports or records partshaing to Chinese or defective drywall in the Property; on Affeller has no imprishedge of the existence of Chinese or defective drywall in the Property. Buyer's Acknowledgement (check one): Buyer acknowledges said advice and recommendation and makes the election set forth below: (Check One) Dever acknowledges the right under the inspection clause in the Sales Contract to conduct a risk assessment or inspection for the presence of Chinese or defective drywell and has received all the information listed above, if any; or Buyer walvas the apportualty to conduct such a risk assessment or inspection lot the presence of Chinese or defective drywall and has received all the influentation listed above, if may. More information: Further information on Chinese or deseguive drywall may be obtained from the Alabama Depentmont of Health, 205-206-5300 or the local county Health Department where the Property is located (Shalby County Health Department by contacting 203-260-1650; Jesserson County Health Department at 205-933-9110). Visit the CDC Chinese Drywall Honespage by vielding: http://www.cdo.gov/ngeh/drywall/ Bryor's Initiale Salion's Initial all other terms and combitions of said agreement of sale shall remain the same. the herein agreement upon its execution by doth parties is herewith made an integral part of the apore-MENTIONED AGREEMENT OF BALE. Winnes to Sciler's Signatury Solica Date Witness to Beller's Signature 3 24 7016 Onmar Buyer Date Witness to Brown a Standard

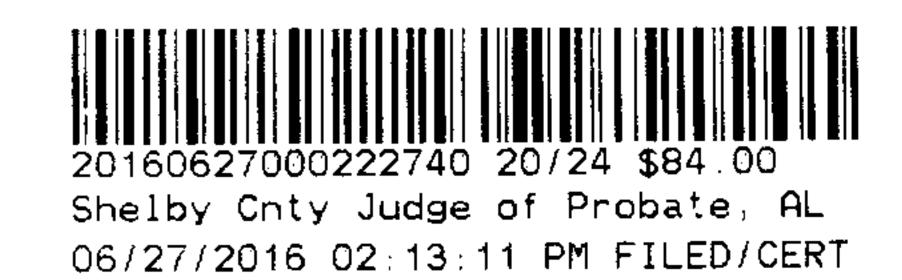
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Buyer

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Seller's Net Proceeds Estimate

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RF/MAX First Choice

Purchasers Estimated Closing Sheet

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BUYER AGENCY AGREEMENT



The undersigned Brade E Sweeney , hereinafter designated as Buyer or Client, hereby engages RE/MAX First Choice , hereinafter designated as Broker, as Client's so le and exclusive agent to locate property described below or other property accept able to Buyer. and to negotiate terms and conditions acceptable to Buyer for purchase, exchange, lease, or option to buy. IF A BUYER CHOOSES TO BE REPRESENTED AS A CLIENT, THE FOLLOWING SHALL APPLY: 1. PROPERTY DESIRED: General description of possible suitable properties includes: Type((residential) land, commercial, etc): Transaction (purchase, rent/lease, exchange, option, etc.): Location: General Requirements of Property (continue on addendum if necessary): Date Required: ///wel___ Price Range: Other Terms/Conditions (continue on addendum if necessary): TIME OF COMMENCEMENT & DURATION OF AGENCY: Broker is granted authority as Buyer's exclusive agent beginning on ______, 20____, and continuing until , or until Buyer closes the purchase of real property that is the subject of Paragraph 1 hereinabove, whichever occurs first. CONDITION OF PROPERTY AND NECESSITY OF INSPECTION: Client acknowledges and 3. agrees that: In locating properties for Client, Broker may rely on statements or representations of others, 8. and that any given property may not satisfy all the requirements expressed by Client, and that Broker makes no representations whatsoever regarding the condition of the property or its suitability for Client's intended purposes, and Broker and its associates (also sometimes referred to as licensees) lack the expertise to b. determine the condition of the property and, therefore, Client will not rely on any statements or omissions made by Broker or its associates regarding the condition of the property, and Client, and not Broker, has the responsibility to determine or verify, either personally, or C. through, or with a licensed contractor or other representative of Client's choosing, any and all conditions of the property material to Client's decision to buy the property, and Client is aware that professional inspection services and/or contractors may be engaged for d. this purpose and that Broker and its associates strongly recommend the use of such professionals.

LIMITED CONSENSUAL DUAL AGENCY - BROKER LISTED PROPERTY: See Company

Policy on Addendum A.

4.

5. B	NOT	SET BY	COMPENSATION: THE COMMISSION PAYABLE TO THE BROKER IN THIS TRANSACTION IS THE BIRMINGHAM ASSOCIATION OF REALTORS®, BUT IN ALL CASES IS NEGOTIABLE BROKER AND CLIENT.
	a. Bl	ROKER	AGE FEE;
		i.	Purchase/Exchange: Client agrees to pay Broker, as compensation for locating property acceptable to Client and negotiating the purchase or exchange, a fee of \$, or% of the purchase price.
		ii.	Option: Client agrees to pay Broker as compensation for obtaining an option on a property acceptable to Client a fee of \$, and to pay Broker the balance of a fee of % of the purchase price in the event the option is exercised by Client or Client's assignee.
		iii.	Lease: Client agrees to pay Broker as compensation for locating a property acceptable to Client and negotiating a lease thereon a fee of S
	b.	amou seller	MENT OF FEE BY THIRD PARTIES: Broker agrees that, if it receives a fee or nission from the seller or seller's broker, the fee received shall be credited against the int owed by the Client hereunder. Any compensation or fee accepted by Broker from the or seller's broker will be in lieu of any obligation by Client to pay the compensation, as ed above.
	C.	TRA durin Agree the C	LUSIVE AGENCY: COMMISSION EARNED ON COMPLETION OF NSACTION AFTER EXPIRATION. If Client acquires property shown by Broker g the period of this Agreement or within days after expiration of this ement, the Client is obligated to pay Broker the commission described hereinabove. If lient is contacted directly by a Seller or other real estate agent or broker, the Client shall them to Broker.
6.	Dustite	ess relai	D BUSINESS ARRANGEMENTS: Buyer is hereby notified that Broker has a tionship with the following companies, and those relationships may provide Broker a ther benefit:
7.	any or that person person	all of the all of the all information	AND SECURITY POLICY: As part of Broker's business operations, we collect non- al information on applications and other forms. It is our policy that we may disclose he non-public information that we collect to affiliated and/or non-affiliated companies services or functions on our behalf (for example, private mortgage, insurance, and/or ol companies) and other non-affiliated financial institutions with whom we may have a ng agreement (for example, insurance companies). Broker restricts access to non-public mation about you to those employees whom we determine have a legitimate business cess such information.
8.	NONI race, c	DISCRI olor, re	MINAT N: It is illegal to discriminate in the sale or lease of real estate because of ligion, handicap, familial status, sex, or national origin.
,, 0 0, 0	The state of	water weeks	d to be the legal and binding contract of all parties, and may affect your legal rights. If not understood, ice. Signatures on this Agreement may be obtained on facsimile copies for the purpose of contractual h facsimile signatures shall be deemed legal and binding.
Buyer		- 	Date Brokerage Firm Name Date St. Chorce 4 24
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Buyer Ag	gency Agres	enieni	Date Page 2 of 2 20160627000222740 23/24 \$84.00 Shelby Cnty Judge of Probate, AL 06/27/2016 02:13:11 PM FILED/CERT

Member PDIC

1710 Cherokee Avenue Cullman, AL 35055 (256) 255-2250 (256) 255-2260 Fax

3210 Highway 157 Cullman, At. 35058 (256) 796-2201 (256) 737-0159 Pax

4113 Eva Road Eva Al. 35621 (256) 796-2201 (256) 796-2869 Fax 2915 Clainmout Avenue Biriningham, AL 35205 (205) 949-0392 (205) 949-1753 Fax 3810-1 Sullivan Street Mattison, AL 35758 (256) 258-1072 (256) 258-1077 Fax

March 21, 2016

Brad Sweeney 1004 Townes Court Birmingham, AL 35242 20160627000222740 24/24 \$84.00 Shelby Cnty Judge of Probate, AL

06/27/2016 02:13:11 PM FILED/CERT

Dear Mr. Sweeney,

Congratulations! After reviewing your credit application and supporting documentation, you have been Pre-approved for a loan up to \$246,000. This pre-approval is effective for sixty (60) days and will be considered null and void as of May 21, 2016. In order to complete the loan process, you must (1) identify a suitable property (a suitable property is one that appraises for a sufficient amount, passes a termite inspection and has an acceptable title insurance binder); (2) verify that your financial condition and creditworthiness have not been materially changed since the date of pre-approval and (3) provide your lender with the following information:

- Signed sales contract
- Valid legal description of the identified property
- Valid 9-11 property address
- Copy of any manufactured home titles if applicable
- Any other documentation necessary to show that you have met the original requirements of the loan.

Upon completion of the application process described above, EvaBank will begin the loan process.

Sincerely yours,

Amy Epsinan-Crump, NMLS 759178

EvaBank, NMLS 414640



MEMBER FDIC