



20190128000028380 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/28/2019 12:26:33 PM FILED/CERT

Lease _ Purchase Option Agreement

Optionors, Walter and Melissa Bell, whose option property address is 5245 Roy Drive, Helena, Alabama and "Optionee" Patronus Properties 100, LLC, whose address is 1360 Royalty Drive, Alabaster, Alabama, entered into an option "the Option" dated as of May 19, 2018, pursuant to which Optionor has agreed to potion to Optionee the right to purchase certain real property "the Property" located in the City of Helena, County of Shelby, State of Alabama, more particularly described as

The Option requires that Optionee shall exercise the Option on, or before, May 19, 2023; or the Option shall expire. While the Option is in effect, Optionor may not assign, convey, lease, sell, transfer, mortgage, or otherwise encumber the Property or any part thereof, nor shall Optionor do, suffer, or permit any act, deed or omission which might diminish or encumber the rights of Optionee or the ability of Optionor to perform obligations in accordance with the terms of Option.

The Optionee agrees to pay \$3000 for the Option on the Property.

There shall be an additional option consideration of \$515 per month given by Optionor to Optionee as credit towards purchasing the home.

Optionee has the right to sub-let, multiple-list, advertise, or resale this property before or during the option period.

Should the property become uninhabitable at any point during the lease period, the tenant will be released from all rent liabilities until the property is habitable and is re-let. The period of time that the home is uninhabitable will be added to Option Agreement and attached Rental Agreement and Offer to Purchase.

Optionee

Gabrielle M. S. Caucutt

Patronus Properties 100, LLC

Member's signature

Gabrielle M. S. Caucutt

Printed Name of Member

6/6/18

Date signed

Gabrielle M. S. Caucutt

1
1

Optionor:

[Signature]

Signature of Owner

Walter C. Bell

Printed Name of Owner

Walter C. Bell

6/6/18

Date Signed

Optionor:

[Signature]

Signature of Owner

Melissa Bell

Printed Name of Owner

Melissa Bell

6/6/2018

Date Signed

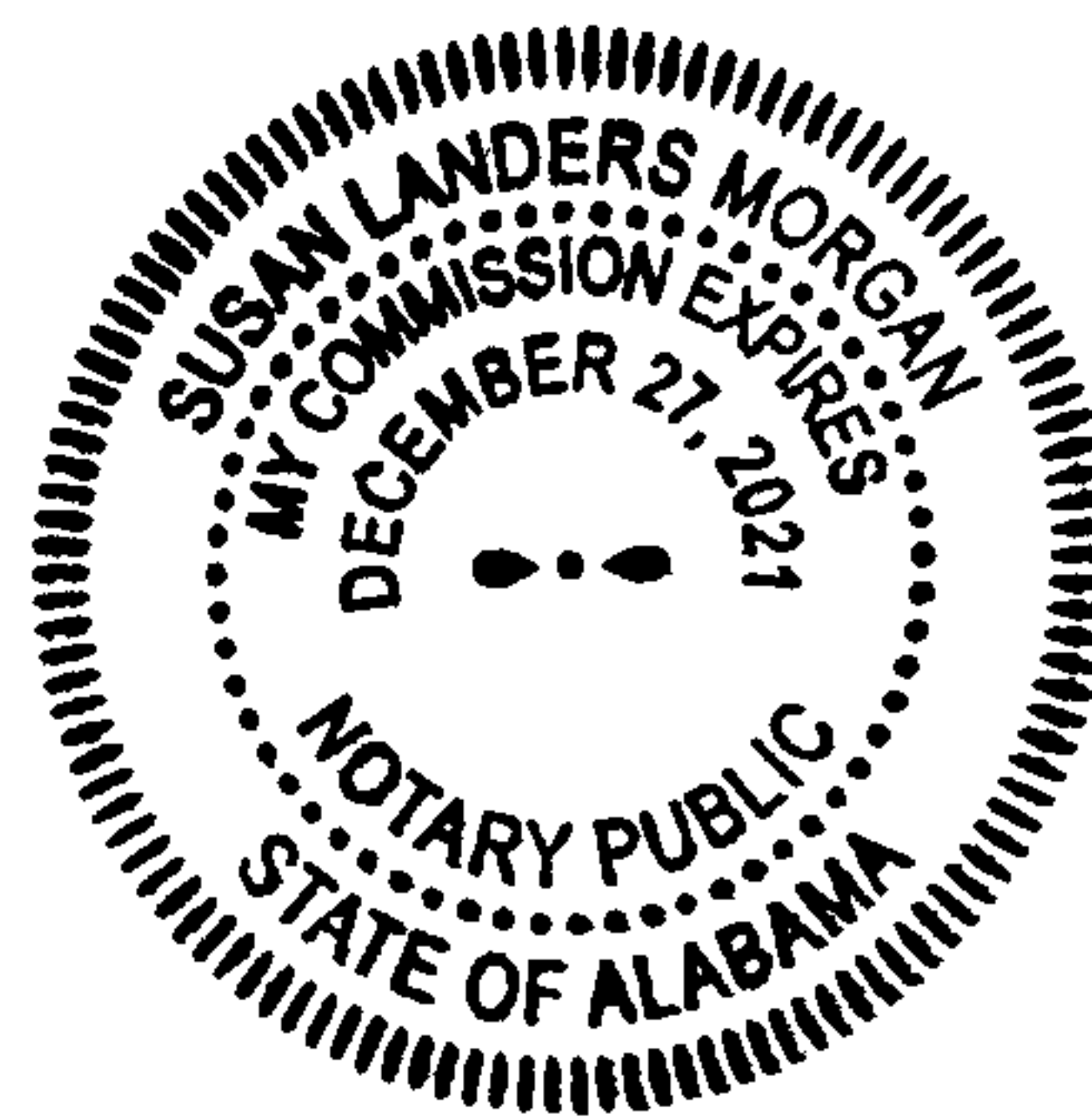
Susan Landers Morgan

Signature of Notary Public

6/6/18

Date Signed

State of Alabama
Shelby County
Expires - 12/27/21



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[Signature]

Offer to Purchase Real Estate

This offer is made on May 19, 2018, by Patronus Properties 100, LLC, buyers.

address: 1360 Royalty Drive
Alabaster, Alabama 35007

to Walter Bell and Melissa Bell, owners,
address: 408 Sydney Drive
Prattville, Alabama 36066

The owners now own the following described real estate, located at 5245 Roy Drive,
City of Helena, County of Shelby, State of Alabama, and legally described as follows:

Parcel Number:	13-5-22-3-001-006.000		
P LOT: _____	P BLK: _____	S LOT: _____	S BLK: _____
MAP BOOK: 0	MAP PAGE: 0		
S: 22 T: 205 R: 03W	ACRES: 4.46		
DIM: 425.2 X 551.33			

Such purchase shall include as follows:

Use of the Kubota tractor for as long as possible.

Appliances that belong with the house, and any other items (to be decided)

ask
about
septic

