

STATE OF ALABAMA)
)
SHELBY COUNTY)

20190416000124480
04/16/2019 02:23:05 PM
REFUSAL 1/3

RIGHT OF FIRST REFUSAL

In consideration of ten dollars (\$10.00) and other good and valuable consideration in hand, paid receipt of which is acknowledged, the undersigned Micah Harris and Danielle Harris, a married couple ("Grantors") do hereby grant to Jimmy Harris and Theresa Harris ("Grantee") a right of first refusal for the purchase of the following real property:

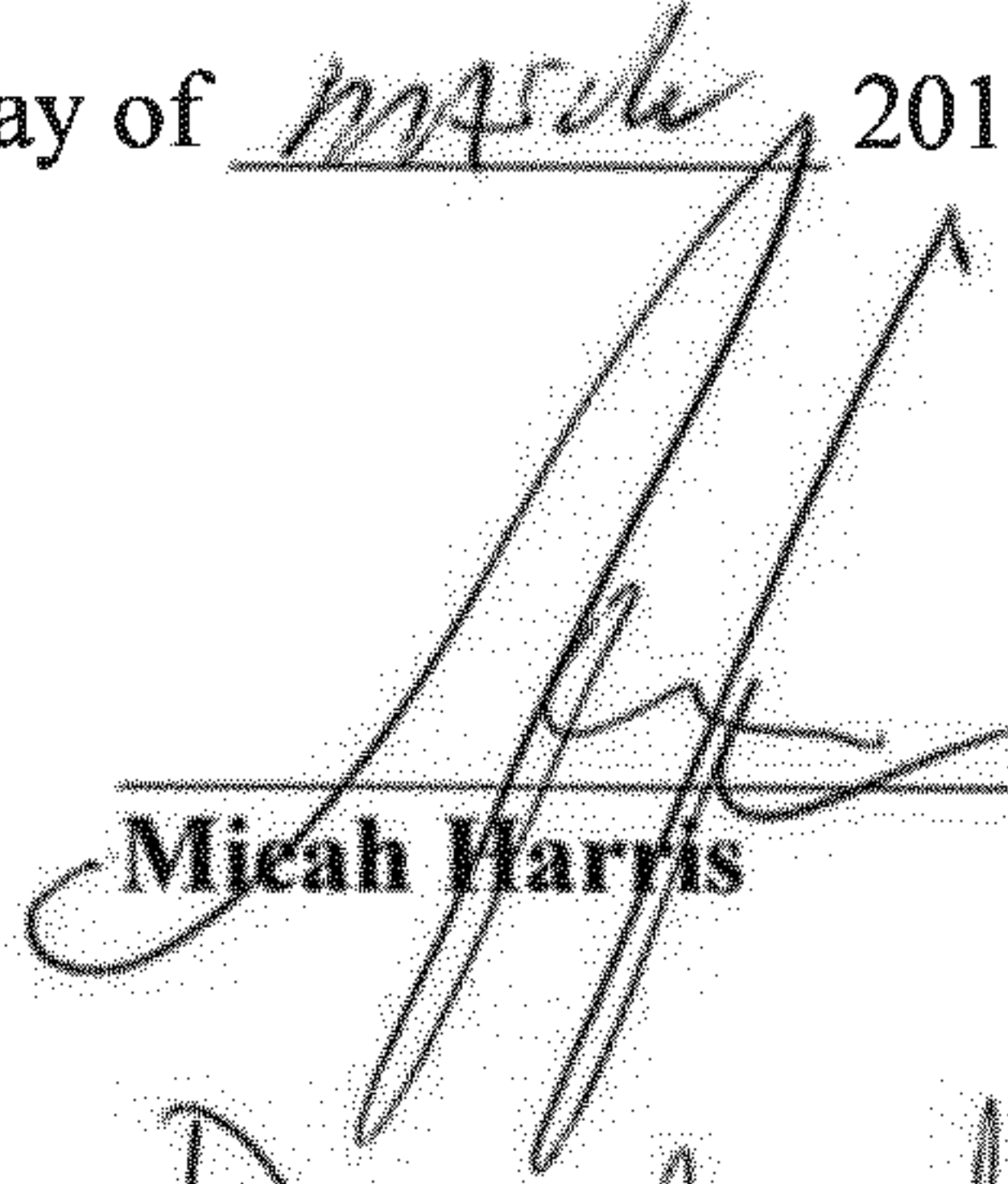
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The conditions of this Right of First Refusal are as follows:

If, at any time from the date of execution of this agreement, the Grantors should obtain a duly-executed, good-faith offer to purchase any part of the real property which is the subject of this agreement from any third party (the "Proposed Contract"), the Grantors shall first notify the Grantee in writing of the terms under which such property is being offered for sale, and shall provide Grantee with a copy of the offer. The Grantee shall then have thirty days (30) from the date of receipt of notice from the Grantors of his intention to purchase the subject property upon terms and conditions as to be agreed upon by Jimmy & Theresa Harris and Micah and Danielle Harris. Said terms are not required to be fair market value nor the same terms as the new good-faith offer from a third-party. Such notice to the Grantors shall be effective when received by the Grantors. In the event that the Grantors should not receive such notice from Grantee within the requested time, the Grantee's right of first refusal shall lapse and shall forever be terminated, and

20190416000124480 04/16/2019 02:23:05 PM.REFUSAL 2/3
Grantors shall be free to convey the subject property to such parties as they may wish.

DONE THIS the 21 day of March 2019.

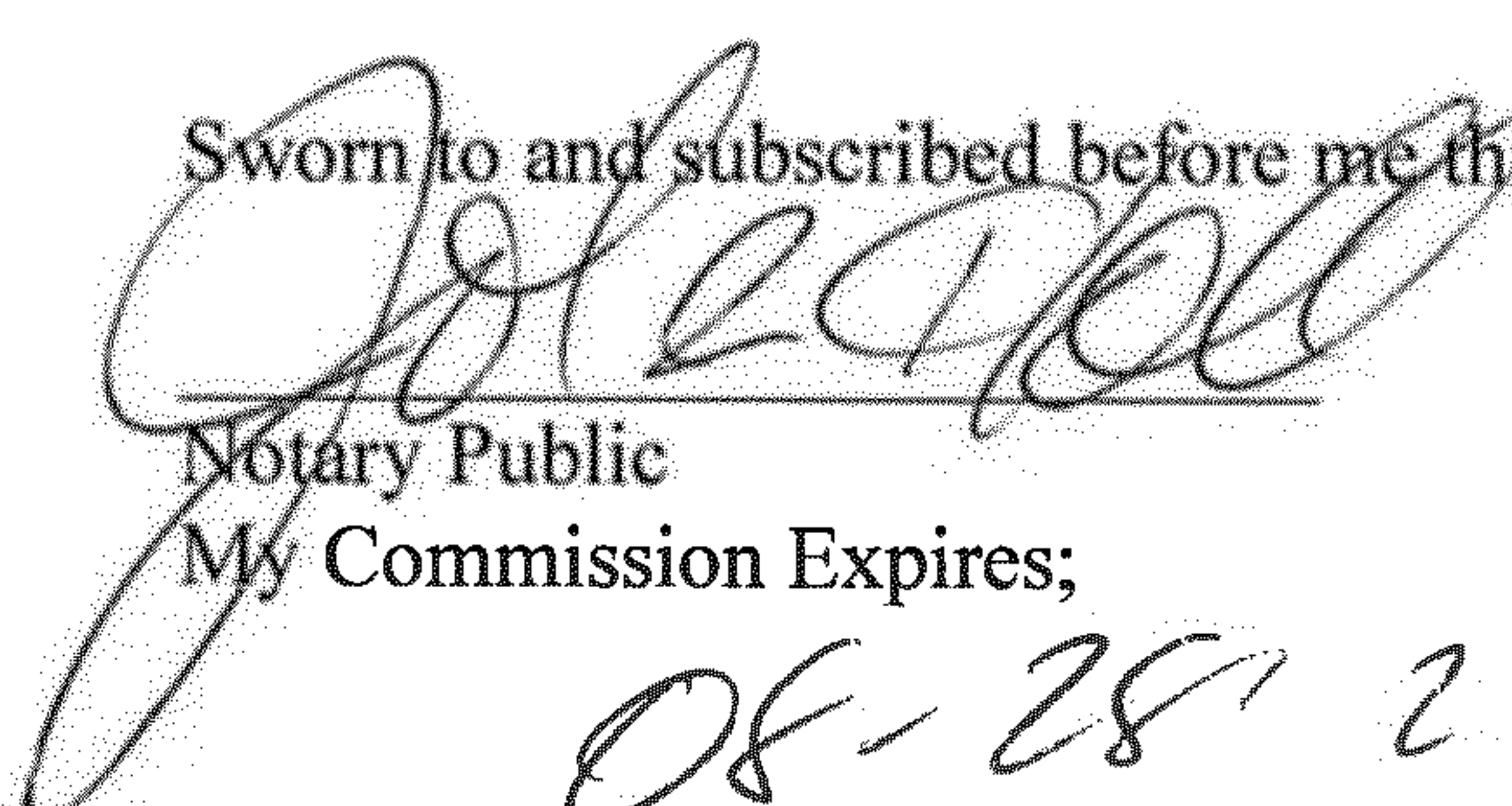


Micah Harris



Danielle Harris

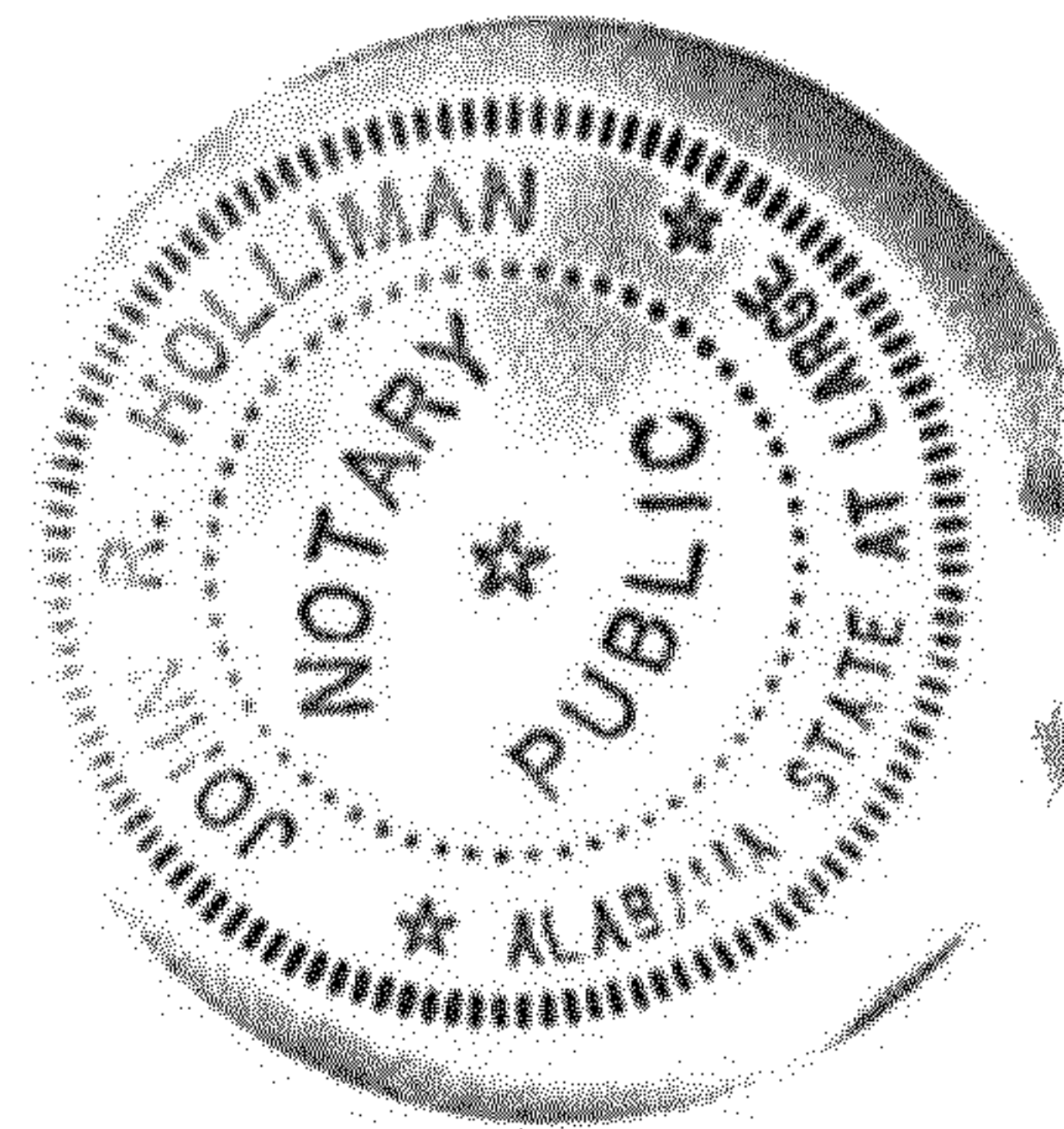
Sworn to and subscribed before me this 3/21/2019.



Notary Public

My Commission Expires;

08-28-2022



20190416000124480 04/16/2019 02:23:05 PM REFUSAL 3/3

DESCRIPTION:

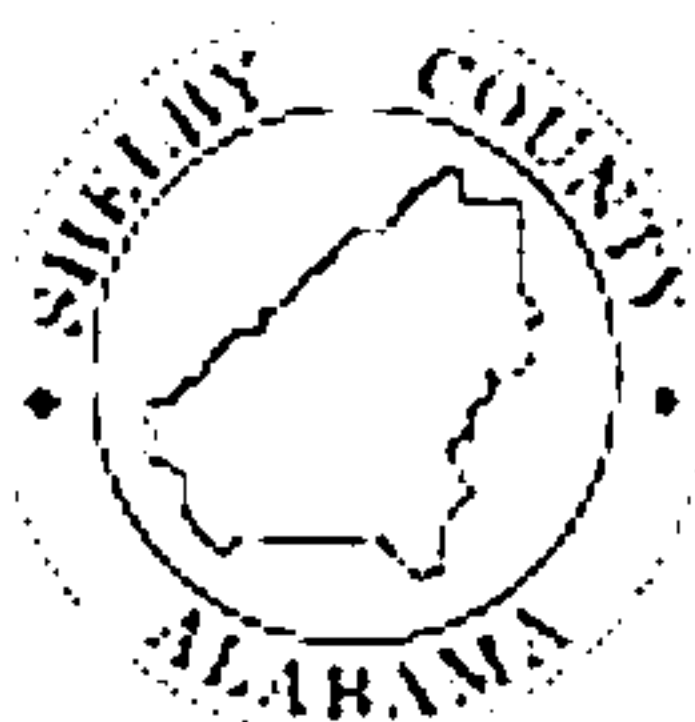
Commence at a found ½" rebar being the southeast corner of Lot 2B, according to the Miller's Resurvey, as recorded in Map Book 42, Page 109, in the Probate Office of Shelby County, Alabama; Thence run North 88°54'47" West along the south line of Lot 2B a distance of 164.88 feet to a found ½" rebar; Thence leaving the south line of Lot 2B run South 01°25'42" West a distance of 263.31 feet to a found iron (capped "SCS"; Thence run South 88°59'20" East a distance of 18.89 feet to a found iron (capped "DEC") and the POINT OF BEGINNING; Thence run South 88°33'34" East a distance of 395.16 feet to a found ½" rebar; Thence run South 00°07'01" West a distance of 528.10 feet to a found 5/8" rebar, lying on the northerly right-of-way line of Old Kendrick Road (Private Road); Thence run North 87°03'32" West along the north right-of-way line of Old Kendrick Road (Private Road) a distance of 395.49 feet to a point; Thence leaving the right-of-way line of Old Kendrick Road run North 00°06'44" East a distance of 517.74 feet to a point to the POINT OF BEGINNING.

Said tract of land containing 4.74 Acres or 206570 SQ.FT. more or less.

DESCRIPTION: 40' Ingress, Egress, and Utility Easement

Commence at a found ½" rebar being the southeast corner of Lot 2B, according to the Miller's Resurvey, as recorded in Map Book 42, Page 109, in the Probate Office of Shelby County, Alabama; Thence run North 88°54'47" West along the south line of Lot 2B a distance of 164.88 feet to a found ½" rebar; Thence leaving the south line of Lot 2B run South 01°25'42" West a distance of 263.31 feet to a found iron (capped "SCS"; Thence run South 88°59'20" East a distance of 18.89 feet to a found iron (capped "DEC"); Thence run South 88°33'34" East a distance of 395.16 feet to a found ½" rebar and the POINT OF BEGINNING of a 40' Ingress, Egress, and Utility Easement; Thence run South 00°07'01" West a distance of 528.10 feet to a found 5/8" rebar, lying on the northerly right-of-way line of Old Kendrick Road (Private Road); Thence run North 87°03'32" West along the north right-of-way line of Old Kendrick Road (Private road) a distance of 40.05 feet to a point; Thence leaving the right-of-way line of Old Kendrick Road (Private Road) run North 00°07'01" East a distance of 527.05 feet to a point; Thence run South 88°33'34" East a distance of 40.01 feet to the POINT OF BEGINNING.

Said easement containing 0.48 Acres or 21103 SQ. FT. more or less



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/16/2019 02:23:05 PM
 \$21.00 CHARITY
 20190416000124480

Allen S. Bayl