



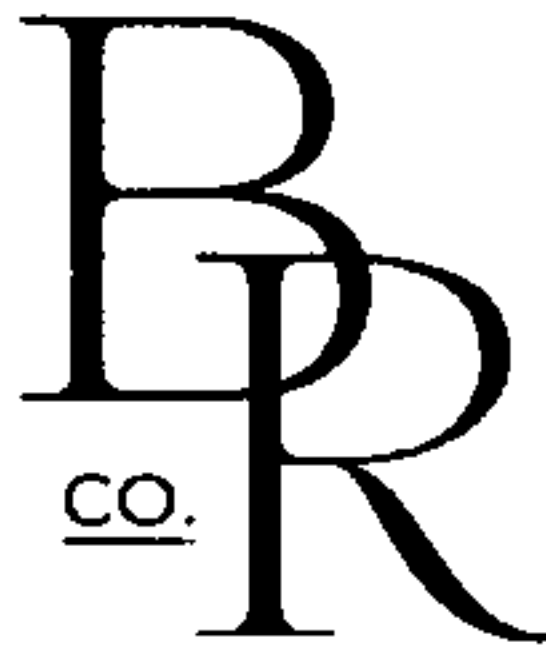
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Jimmy Shunnara and SEVA Homes and Commercial Solutions does by this instrument, pursuant to the relevant provisions of Alabama law, hereby formally announce their intention NOT to sign any agreement that would result in the revocation of the existing real estate contract with Ayesha Chandler relating to 193 The Heights Drive 35040. Parcel ID:22-9-32-3-002-024.000.

Instead, I/we demand Specific Performance of the terms and conditions as stipulated in the said contract, in accordance with my/our legal rights and the obligations of the parties involved.

I /we fully intend to an acquire the property at the contracted price.

Jimmy Shunnara  
SEVA Homes and Commercial Solutions



BLUEPRINT  
REALTY  
COMPANY



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**General/Financed Residential Contract**

Date: 04/17/2024

The undersigned Buyer(s) SEVA Homes and Commerical Solutions hereby agree(s) to purchase, and the undersigned Seller(s) Ayesha Chandler hereby agree(s) to sell the following described property, together with all improvements, shrubbery, planting, fixtures, and appurtenances (the "Property") situated in the City of Calera County of Shelby, Alabama, on the terms stated below: Address: 193 The Heights Drive Zip Code: 35040 Legal Description: Townside Square Sec 1 lot 24 Map Book        Page        AND/OR complete parcel ID: 22-9-32-3-002-024.000

**1.AGENCY DISCLOSURE:**

The listing company is: BluePrint Realty Co (Two blocks may be checked)

- ☐ An agent of the Seller  
☐ An agent of the Buyer  
☐ An agent of both the Seller and Buyer, and is acting as a dual consensual dual agent  
☒ Assisting the ☐ Buyer ☒ Seller as a transaction broker

The selling company is: BluePrint Realty Co (Two blocks may be checked)

- ☐ An agent of the Seller  
☐ An agent of the Buyer  
☐ An agent of both the Seller and Buyer, and is acting as a dual consensual dual agent  
☒ Assisting the ☒ Buyer ☐ Seller as a transaction broker

Seller Initials  /

Buyer Initials  /

2.THE TOTAL PURCHASE PRICE SHALL BE: .....\$ 115,000.00

Earnest Money under the Contract shall be: .....\$ 0

**(A) PURCHASE OPTIONS:(Check as applicable)**

☒ CASH/NOT CONTINGENT OF FINANCING: Buyer will either pay cash or obtain financing for the purchase of the Property, but Buyer's obligation to close this transaction is NOT contingent on obtaining financing NOR the appraised value of the Property. Buyer will provide to Seller a letter of deposit/financial capability to purchase within        business days (3 if left blank) from the Finalized Date of this Contract (hereinafter "Finalized Date").

Seller Initials  /

Buyer Initials  /





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☐ FINANCING: This Contract is contingent on Buyer obtaining approval of a ☐ Conventional ☐ FHA ☐ USDA ☐ VA ☐ Alabama Housing Finance Authority Bond OR ☐ Other \_\_\_\_\_ loan in the amount of \$\_\_\_\_\_ or \_\_\_\_\_% of the purchase price (excluding any financed loan costs) at the prevailing interest rate and loan costs. If FHA or VA financing is utilized, the "FHA/VA Amendatory Clause Addendum" must be a part of this Contract. No terms of this financing contingency can be changed without written authorization of Seller. Buyer will apply for financing within \_\_\_\_\_ business days from Finalized Date (5 days if not specified) and will provide any and all credit, employment, financial, and other information required by the Lender. Either party may cancel this Contract if Buyer, after using diligence and good faith, cannot obtain the financing as specified above OR if the purchase price exceeds the appraised value, Buyer and Seller may renegotiate or Buyer may elect to cancel this agreement. In either event, upon the execution of a Mutual Release by the Buyer and Seller, all Earnest Money shall be promptly refunded to the Buyer.

**(B) LENDER REQUIRED REPAIRS:** If Lender requires any repairs to the Property as a condition of Buyer's loan approval, and the Seller declines to pay for the required repairs, then the Buyer may cancel this Contract. If so, Buyer and Seller agree to execute a Mutual Release authorizing the return of the Earnest Money to Buyer.


**(C) LOAN CLOSING COSTS AND PREPAID ITEMS:** Seller agrees to pay up to \$<sup>0</sup>\_\_\_\_\_ of Buyer's closing costs and/or prepaid expenses, excluding Seller's half of the settlement fee and title insurance cost.

**3. CLOSING AND POSSESSION DATES:** The sale shall be closed, and the deed delivered on or before 05/06/2024. However, if Paragraph 2(A)(2) is selected and closing funds from Buyer(s) lender(s) are not available on closing date due to Consumer Financial Protection Bureau Closing Disclosure delivery requirements (CFPB requirements), then Closing Date will be extended for such period necessary to satisfy CFPB requirements, provided such period does not exceed 7 calendar days. Possession is to be given at closing if the Property is vacant; otherwise, possession shall be delivered on Closing at \_\_\_\_\_ ☐ AM ☐ PM. **In the event Seller retains possession of the Property beyond the day of closing, Seller does hereby guarantee that at the date of surrender of occupancy by Seller, the Property shall be in the same condition as of the day of closing.** This provision shall survive the closing and delivery of the deed.

**4. CONTINGENCY:** This sale ☐ IS ☒ IS NOT contingent upon the contract sale/closing of the Buyer(s) present home, located at \_\_\_\_\_, which ☐ is ☐ is not presently under contract to be closed on \_\_\_\_\_. Seller(s) shall have the right at its option to continue to market the Property to seek another qualified Buyer(s), and in the event another acceptable offer is received:

☐ Such offer and any contract therefrom shall be a "backup" to this Contract and shall not be operable until this Contract is terminated; or

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☐ Seller(s) shall notify the Buyer(s) of the acceptable offer, and the undersigned Buyer shall than have \_\_\_\_\_ hours after such notification to either remove this contingency from this Contract or to release the Seller(s) from this Contract thereby deeming it VOID. In the event there is any other contingency which may be provided for if this Contract is not met, Buyer(s) shall have the option to terminate this Contract and receive a refund of the Earnest Money.

**5. DATES/TIMES ARE OF THE ESSENCE:**

(A) The Closing Date and the other dates and time identified for the performance of any obligations of this agreement are of the essence and are binding.

(B) The Finalized Date of this Contract is the date when Buyer and Seller have indicated full acceptance of this Contract by signing and/or initialing it. For purposes of this Contract, the number of days will be counted from the Finalized Date, excluding the day this Contract was executed and including the last day of the time period.


**All changes to this Contract should be initialed and dated by all parties.**

(C) The Closing Date may only be extended by mutual written agreement of the parties or as set forth in Paragraph 3 above.

(D) Certain terms and periods are pre-printed in this Contract as a convenience to the Buyer(s) and Seller(s). All pre-printed terms and time periods are negotiable and may be changed by striking out the preprinted text and inserting different terms acceptable to all parties, except where restricted by law.

**6. EARNEST MONEY & DEFAULT OF CONTRACT:** Seller(s) and Buyer(s) hereby direct \_\_\_\_\_ to hold the Earnest Money until this Contract has been accepted and signed by all parties (FinalizedDate), at which time the Earnest Money shall be promptly deposited into its escrow account. In the event the title is not insurable pursuant to Section 6 of the Contract, or if the terms of purchase are contingent upon Buyer(s) ability to obtain lender approval, or if other contingencies as specified herein cannot be met, this Earnest Money deposit is to be refunded to the Buyer(s). In the event the sale does not close, a separate Mutual Release signed by all parties to this Contract will be required before any Earnest Money will be disbursed. In the event an offer or counter offer is not accepted, the Earnest Money shall be returned to Buyer(s) without a signed release. In the event either Buyer(s) or Seller(s) claim the Earnest Money without the agreement of the other party, and when the holder of escrowed funds is a licensed Real Estate Broker, in accordance with Alabama Real Estate License Law Administrative Section 790-X-3-.03 (4) (5), they must either retain the escrowed funds until there is a written agreement among the parties or interplead the disputed portion of the funds into the appropriate court, and shall be entitled to deduct from the escrowed funds for court costs, attorney fees, and other expenses relating to the interpleader. Seller(s), at Seller(s) option, may cancel the agreement if the Earnest Money check is rejected by the financial institution.

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In the event of default by Buyer(s), all deposits made hereunder may be forfeited as liquidated damages at the option of Seller(s), provided Seller(s) agree(s) to the cancellation of this Contract, or alternatively, Seller(s) may elect to retain such deposits and pursue their legal or equitable remedies if any hereunder against Buyer(s).

**7. TITLE INSURANCE:** Seller(s) agree(s) to furnish Buyer(s) a ☒ standard ☐ enhanced ALTA form Owner's Title Insurance Policy from a title insurer licensed and authorized to issue title insurance policies in the State of Alabama in the amount of the purchase price, insuring Buyer(s) against loss on account of any defect or encumbrance in the title, subject to exceptions herein, including Sections 9 and 10 below; otherwise, the Earnest Money shall be refunded. In the event both Owner's and Mortgagee's title policies are obtained at the time of Closing, the total expense of procuring the two policies will be divided equally between Seller(s) and Buyer(s), even if the mortgagee is Seller(s). Seller(s) shall have a reasonable length of time within which to perfect title or cure defects in the title to the Property.

**8. PRORATIONS:** Ad valorem taxes, as determined on the date of closing, homeowners' association and/or condominium association dues, fire district, library district, or other dues/fees, if any, are to be prorated between Seller(s) and Buyer(s) as of the date of delivery of the deed. Unless otherwise agreed herein, all ad valorem taxes, except municipal, are presumed to be paid in arrears for the purposes of proration; municipal taxes, if any, are presumed to be paid in advance. Seller(s) represents and warrants that the Property ☒ is ☐ is not currently subject to Class III residential property tax classification. If Seller(s) state(s) that Property is classified as Class III property and this representation is in error, Seller(s) will reimburse to Buyer(s) any additional property tax which is in excess of that which would be due had the Property been classified as Class III property for the current tax year. This obligation will survive the closing and delivery of the deed.

**9. CONVEYANCE:** Seller(s) agree(s) to convey the Property to Buyer by ☒ General ☐ Statutory/Special Warranty Deed (General Warranty Deed if neither box is checked) free of all encumbrances except as permitted in this Contract. Seller(s) and Buyer(s) agree that any encumbrances not herein excepted or assumed may be satisfied at the time of closing from the sales proceeds. The Property is sold and is to be conveyed subject to any mineral and/or mining rights not owned by Seller(s), utility easements, subdivision covenants and restrictions and subject to present zoning classification. Buyer ☐ does ☒ does not desire title as joint tenants with right of survivorship.

**10. SURVEY:** Buyer ☐ does ☒ does not require a survey by a registered Alabama land surveyor of Buyer's choosing at Buyer's expense. Available information indicates the Property ☐ is ☒ is not located in a flood plain, but this will be confirmed by a flood plain certification and/or the surveyor's statement in the survey which is the responsibility of Buyer. Further, unless otherwise agreed herein, the Property is purchased subject to utility easements, residential subdivision covenants and restrictions, if any, and building lines of record, if any. It is the responsibility of Buyer to determine, prior to closing of this Contract, whether or not the foregoing or other matters revealed by the survey or title insurance commitment, materially impairs the use of the Property for Buyer's intended purposes. (NOTE: Lender or title insurer may require a survey). Blueprint Realty Co. recommends a new survey on all purchases and makes no representations as to an existing survey provided by the Seller(s).

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**11. BUYER'S DUTY TO INSPECT:** Buyer(s) acknowledge(s) and agree(s) that Alabama law imposes a duty on Buyer(s) to thoroughly inspect a property for conditions of property, defects, or other relevant matters prior to closing the sale. Buyer(s) further acknowledge(s) that Buyer(s) is/are aware that professional inspection services and/or contractors may be engaged for this purpose and that Blueprint Realty Co. and its Sales Associates strongly recommend the use of such professionals but endorse none of them. In fulfilling these duties Buyer acknowledges that Blueprint Realty Co. advises against utilizing previous Seller-acquired inspection reports, allowing the Seller to pay for such inspection reports, or using an inspector recommended by Seller. Buyer(s) understand(s) and agree(s) that Blueprint Realty Co. and its sales associates do not possess the expertise to determine the condition of a property, and therefore, Buyer(s) will not rely on any statements or omissions made by Blueprint Realty Co. or its sales associates regarding the condition of a property. Buyer(s) understand(s) that if a Sales Associate accompanies Buyer(s) on an inspection or walk-through of the Property, it will be as a courtesy and not as a person qualified to detect any defects. After closing of this sale, (subject to Seller's obligations under Section 3 of this Contract, pertaining to Seller's post-closing occupancy of the Property, if any) all conditions of the Property are the responsibility of Buyer(s).

**12. CONDITION OF PROPERTY:** Neither Seller(s) nor Broker(s) nor any Sales Associates(s) make any representations or warranties regarding condition of the Property except expressly set forth herein. Buyer has the obligation to determine any and all conditions of the property material to Buyer's decision to buy the Property, including, but not limited to, general home inspection, sewer lines or septic inspection, structural inspection, radon testing, EIFS inspection, HVAC inspection, drywall, and/or lead-based paint inspection, the condition of the heating, cooling, plumbing, electrical systems, and any built-in appliances; the roof and the basement, including leaks therein; the presence of asbestos or toxic mold; the presence of arsenic in treated wood; the school districts for the subject Property; the presence of Chinese drywall; the size and area of the Property, construction materials and workmanship; the proper construction of any improvements located upon the Property, structural condition, utility and sewer or septic system availability, condition and location; subsurface and subsoil conditions, sinkholes and mining or other soil conditions including radon or other potentially hazardous gasses or toxic materials; presence of, or damage from, wood destroying insects and/or fungus (Wood Infestation Report); Property access, easements, covenants, restrictions, developments, structures and any matters affecting the character of the neighborhood. Buyer shall have the obligation to determine the condition of the Property in accordance with (A), (B), or (C) below. Unless otherwise excepted, Seller will provide access and utilities for Buyer's inspections, if any, until closing. NOTE: Lenders and/or public authorities may require certain investigations such as termite and septic tank inspections (for which repairs may be required). **THIS DOES NOT REPLACE BUYER'S DUTY TO THOROUGHLY INSPECT THE PROPERTY PRIOR TO CLOSING.**


- ☒ (A) **SALE OF PROPERTY NOT CONTINGENT UPON INSPECTIONS:** Buyer agrees to accept the Property in "AS IS" condition. Seller gives no warranties on any systems or appliances being in good working order either now or at the time of closing and in consideration for this price, Buyer accepts total responsibility for all repairs, improvements, and/or defects in the Property. This provision does not apply to





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warranties of title to the Property evidenced by the Warranty Deed delivered to Buyer pursuant to Section 9 of this Contract.

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- ☐ (B) SALE OF PROPERTY CONTINGENT UPON INSPECTIONS: Buyer reserves the right to conduct any inspections of the Property either personally or through others of Buyer's choosing at Buyer's expense, for a period of \_\_\_\_\_ business days (the "Inspection Period") from the Finalized Date.
- I. No later than \_\_\_\_\_ business days (3 if left blank) after the end of the Inspection Period, Buyer, at Buyer's sole discretion, may either (a) terminate this Contract by giving notice to Seller in writing, or (b) provide Seller with a written list of items to be repaired at Seller's expense. If Buyer elects to terminate this Contract as a result of any of the Buyer's inspections, Seller agrees to promptly sign the Mutual Release directing the return of Buyer's Earnest Money. Failure of Buyer to provide a list of requested repairs to Seller in writing within said time period shall constitute a waiver of this inspection contingency and conclusively be deemed acceptance of the Property, including ordinary wear and tear until closing.
  - II. If Buyer makes a written request to Seller to correct unsatisfactory conditions, Seller shall respond to Buyer by written notice within \_\_\_\_\_ business days (2 if left blank) of receipt of such request as to whether Seller is willing to correct the unsatisfactory conditions.
  - III. If Seller refuses to correct unsatisfactory conditions, Buyer shall respond in writing to Seller within \_\_\_\_\_ business days (2 if left blank) of receipt of Seller's refusal to correct unsatisfactory conditions by either (a) terminating this Contract and recovering the Earnest Money or (b) accept Seller's response and proceed to closing. Buyer's failure to notify Seller in writing of any unsatisfactory conditions or failure to notify Seller in writing of Buyer's election to terminate this Contract shall constitute a waiver of this inspection contingency and conclusively be deemed acceptance of the Property, including ordinary wear and tear until closing.

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NOTE: "Ordinary wear and tear," as used in Section 13 (B) and (C) and Section 14 shall not be deemed to include material failure of the heating, cooling, plumbing, and electrical systems or built-in appliances.

- ☐ (C) SALE OF PROPERTY CONTINGENT UPON INSPECTIONS, NO REPAIRS REQUESTED: Buyer reserves the right to conduct any inspections of the Property either personally or through others of Buyer's choosing at Buyer's expense, for a period of \_\_\_\_\_ business days (the "Inspection Period") from the Finalized Date.

If such inspections reveal conditions that are unsatisfactory to Buyer, Buyer may, at Buyer's sole discretion, terminate this Contract. (continued)

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Buyer shall exercise this option by written notice delivered to Seller no later than \_\_\_\_\_ business days (3 if left blank) after the Inspection Period. If Buyer elects to terminate this Contract within the Inspection Period as a result of any of the Buyer's inspections, Seller agrees to promptly sign the Mutual Release directing the return of Buyer's Earnest Money. Seller agrees to deliver the Property to the Buyer at closing in the same condition as at the time of Contract, including ordinary wear and tear.


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**13. HOME WARRANTY:** Subject to limitations, exclusions, and deductibles, Buyer ☐ does ☒ does not require a Home Warranty Policy effective for one year from date of closing to be paid by ☐ Buyer ☐ Seller with cost not to exceed \$\_\_\_\_\_.

**14. ADDITIONAL INSPECTIONS AND/OR DISCLOSURES:**


(A) SEWER/SEPTIC SYSTEMS: Seller represents that the Property ☒ is ☐ is not connected to a sanitary sewer system and all sewer charges, including service, , and connection fees have been paid. If Property is not on sewer, Seller represents that Property ☐ is ☒ is not connected to a septic tank waste disposal system. Buyer ☐ does ☒ does not require a sewer/septic system inspection at Buyer's expense.

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**(B) TERMITE AND/OR WOOD INFESTATION/FUNGUS:**

I. **WOOD INFESTATION REPORT:** Buyer ☐ does ☒ does not require a wood infestation report. If required by Buyer, Lender, or Termite Company, the cost of a wood infestation report shall be at Buyer's expense.

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II. **TERMITE CONTRACT:** Buyer ☐ does ☒ does not require a termite service contract. If Seller has an existing, transferable contract, the contract may be transferred at ☐ Seller's ☐ Buyer's expense. If a new contract is required, the cost shall be at ☐ Seller's ☐ Buyer's expense. The termite service contract shall be valid and paid in full for one year from the date of closing.

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**15. LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS:** Lead-based paint and/or lead-based paint hazard disclosure is required for property built on or before 1978. Property ☐ was ☒ was not built prior to 1978 and addendum signed by Sellers and Buyers is attached (if required).

**16. SELLER WARRANTIES:** Seller has not received notification from any lawful authority regarding any assessments, pending assessments, (continued)

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pending public improvements, pending condemnation proceedings, repairs, replacements, or alterations to the Property that have not been satisfactorily made. Seller warrants that there is no unpaid indebtedness on or affecting Property, or for labor or materials furnished to the Property except as described in this Contract. These warranties shall survive the closing and delivery of the deed.

**17. FINAL WALK-THROUGH INSPECTION:** Buyer has the obligation to conduct a walk-through of the Property prior to closing to determine if the items to be repaired by the Seller under Section 13 (C) have been satisfied. If Buyer determines any of the following: (a) a condition under Section 13 (C) has not been satisfied; (b) systems as described in the "NOTE" portion of Section 13 are not functioning; or (c) new defects have arisen since Buyer's acceptance of Property under Section 13 (C), then Buyer shall immediately notify Seller. If Seller refuses to pay for any repairs or correct any defects requested by Buyer, Buyer may proceed with the closing or cancel the Contract and recover Earnest Money OR elect to pursue any remedies that the Buyer may have at law or equity for Seller's alleged breach of Seller's obligations under this Contract. Seller shall deliver the Property vacant, broom swept, clear of trash and debris, including in the attic, basement, and any storage buildings.

**After closing, all conditions of the Property are the responsibility of the Buyer subject to Seller's post-closing occupancy obligations, if any, under Section 3 of this Contract.**

**18. BUYER AND SELLER ACKNOWLEDGMENT:** Buyer and Seller hereby acknowledge and agree that Blueprint Realty Co., its officers, directors, employees, brokers, and sales associates shall not be held responsible or liable for any obligations or agreements that Buyer or Seller have to one another hereunder and shall not be held responsible for any representation or the passing of any information to or from Buyer or Seller and agree to discharge and release Blueprint Realty Co., its officers, directors, employees, brokers, and sales associates from any claims, demands, damages, actions, causes of actions, or suit at law arising from the sale of said Property and shall include but not be limited to the condition of the heating, cooling, plumbing, water, and electrical systems and any built-in appliances; the roof and the basement, including leaks therein; the presence of asbestos; the school districts for the subject Property; the presence of Chinese dry wall; the size and area of the Property, construction materials and workmanship; the proper construction of any improvements located upon the Property, structural condition, utility and sewer or septic system availability, condition and location; subsurface and subsoil conditions, sinkholes and mining or other soil conditions including radon or other potentially hazardous gases or toxic materials; presence of, or damage from, wood destroying insects and/or fungus (Wood Infestation Report); Property access, easements, covenants, restrictions, developments, structures and any matters affecting the character of the neighborhood; the past, present, or future financial stability of the builder developer or the future insurability of the Property; or the compliance of the builder or developer under any builder/developer warranty; builders developers, or Sellers' compliance with any covenants and restrictions affecting the Property, appurtenances thereto or any related mortgage terms and conditions.

**19. RISK OF LOSS:** If the Property is destroyed or materially damaged between the date hereof and the closing, and Seller is unable to restore it to its previous condition prior to closing, the Buyer shall have the option of canceling this Contract and recovering (continued)

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the Earnest Money, provided that the notice of cancellation is delivered to Seller or Seller's agent prior to closing or accepting the Property in its damaged condition. If Buyer elects to accept the Property in its damaged condition, any insurance proceeds otherwise payable to Seller by reason of such damage shall be applied to the balance of the purchase price or otherwise be payable to Buyer. It is Buyer's responsibility to ensure that Buyer has procured adequate insurance effective at the time of closing.

**20. SELECTION OF SETTLEMENT/CLOSING AGENT:** Buyer and Seller hereby agree that the closing of this transaction shall be conducted by Parmer Law and Buyer and Seller ☒ do ☐ do not agree to share equally the settlement or closing charge imposed by the settlement agent. Buyer and Seller acknowledge and agree that such sharing may involve a potential conflict of interest and they may be required to execute an affidavit at closing acknowledging their recognition and acceptance of the same. The parties further acknowledge that they have a right to legal representation of their own choosing, at their own expense, at all times in connection with this Contract and the closing of this transaction.

**21. FIXTURES AND APPURTENANCES:** All heating and cooling equipment, hot water heaters, door bells, mantels, light fixtures, ceiling fans, garage door openers (with existing remotes), range, oven, dishwasher, mailbox, and shrubbery now on the premises shall remain and form a part of this sale. In addition, the following non-realty items now on the premises are to remain at no additional cost to Buyer(s): (Check box if applicable)

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Refrigerator             | <input type="checkbox"/> Playhouse                         | <input type="checkbox"/> Porch/Yard Swing                   |
| <input type="checkbox"/> Hot tub/pool equip., etc.           | <input checked="" type="checkbox"/> TV Wall Mounts/Bracket | <input checked="" type="checkbox"/> Bathroom Mirror(s)      |
| <input checked="" type="checkbox"/> Utility/Outbuilding(s)   | <input type="checkbox"/> Gas Logs                          | <input checked="" type="checkbox"/> Window Coverings/Blinds |
| <input checked="" type="checkbox"/> Microwave Oven           | <input type="checkbox"/> Basketball goal/post              | <input type="checkbox"/> Shutters, hardware                 |
| <input checked="" type="checkbox"/> Fireplace Grates/Screens | <input type="checkbox"/> Gas Grill (attached)              | <input type="checkbox"/> Other (See Addendum                |
|  | <input type="checkbox"/> Window A/C Unit(s)                |   |

Any other personal items 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 with no warranties, unless otherwise agreed herein, shall be unencumbered at the time of closing, and shall be only that which is currently on the premises and on an itemized list or addendum attached hereto (said list to be specific as to description and location of such items.) Seller hereby agrees to remove all other personal property and to leave property in a clean and orderly condition. The provisions of this Paragraph shall survive the closing and delivery of the deed.

**22. OTHER OFFERS WHILE BUYER'S OFFER IS PENDING:** Buyer acknowledges that offers other than Buyer's may have been made or may be made before Seller acts on the Buyer's offer or counteroffer or while Seller is considering Buyer's offer or counteroffer. Seller expressly reserves the right to accept, reject, counter, or withdraw any offer or counteroffer at any time prior to one of the offers becoming the primary Contract.

**23. FACSIMILE OR ELECTRONIC SIGNATURES:** This Contract may be executed and delivered by any party by sending a facsimile or email of the signature or by legally recognized e-signature. Such signature shall be binding upon the party executing it as soon as the signature is received by any other party hereto.

Seller Initials

  
04/17/24  
2:36 PM CDT  
dotloop verified

Buyer Initials

  
04/17/24  
1:30 PM CDT  
dotloop verified





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Shelby Cnty Judge of Probate, AL  
04/26/2024 03:56:25 PM FILED/CERT

**24. OBLIGATION FOR FEES AND EXPENSES:** Buyer and Seller acknowledge that in the event this Contract is canceled or does not close for any reason, fees or costs paid may not be refundable.

**25. MISCELLANEOUS TERMS AND CONDITIONS:** All parties agree that this Contract shall be construed according to the laws of the State of Alabama. Venue for any matters relating to the enforcement of this Contract shall be the Circuit Court of the County where the real property that is the subject of this Contract is situated. All rights, privileges, obligations, and duties hereby granted or assumed by this Contract shall insure to the benefit of and shall be binding upon the successors, assigns, heirs, personal representatives, and lawful agents of the parties hereto. All statements, representations, and warranties set forth in this agreement shall survive the closing and delivery of the deed and the other closing instruments and documents shall not be merged thereby. If any provision of this agreement is deemed to be unlawful or is rendered inoperative by operation of law, then such provision shall be deemed severed from this agreement and the remaining provisions shall be enforced, unless such severance shall render the agreement meaningless or shall work a manifest injustice on either party.


**26. ADDITIONAL PROVISIONS:** Additional provisions to this Contract are set forth on the attached addendum(s) which shall be signed by all parties and shall be incorporated as a part of this Contract.

**27. ENTIRE AGREEMENT:** This Contract constitutes the entire agreement between the Buyer and Seller regarding the property, and supersedes all prior discussions, negotiations, and agreements between Buyer and Seller, whether oral or written. All representations, claims, advertising, promotional activities, brochures, or plans of any kind made by Seller, Real Estate Broker, or Real Estate Agent are not a part of this Agreement unless expressly incorporated or stated in this Agreement. Neither Buyer, Seller, Real Estate Broker, nor any Real Estate Agent shall be bound by any understanding, agreement, promise, or representation concerning the property, expressed or implied, not specified herein, except that any prior written agreement concerning the payment of commission and/or compensation payable to Broker shall remain valid, in effect and enforceable. The parties hereto aver that they have read and understand all terms of this Contract and all attached addendums hereto, if applicable, and agree that the same are incorporated herein and form a part of this Contract.

Seller Initials

  
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2:36 PM CDT  
dotloop verified

Buyer Initials

  
04/17/24  
1:30 PM CDT  
dotloop verified

28. ADDITIONAL PROVISIONS:



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04/26/2024 03:56:25 PM FILED/CERT

Property shall be delivered vacant to the buyer.  
Buyer will be paying realtor commission of \$3000

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


Buyer SEN Homes and Commerical Solutions dotloop verified  
04/17/24 1:30 PM CDT  
NPKH-YOFF-WDXU-6HBR Date \_\_\_\_\_


Buyer \_\_\_\_\_ Date \_\_\_\_\_

SELLER'S ACCEPTANCE OF OFFER: ☐ ACCEPTED ☐ COUNTERED AS FOLLOWS:  
Provisions of the original offer not changed by a Counteroffer remain in effect.

Seller Ayesha Chandler dotloop verified  
04/17/24 2:36 PM CDT  
0NF9-2H9K-DJ3V-UOWQ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

Seller Initials  04/17/24  
2:36 PM CDT  
dotloop verified

Buyer Initials  04/17/24  
1:30 PM CDT  
dotloop verified





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Shelby Cnty Judge of Probate, AL  
04/26/2024 03:56:25 PM FILED/CERT

**BUYER'S ACCEPTANCE OF OFFER:** ☐ ACCEPTED ☐ COUNTERED AS FOLLOWS:  
Provisions of the original offer not changed by a Counteroffer remain in effect.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

**EARNEST MONEY:** Receipt is hereby acknowledged of the earnest money as herein set forth. ☐ CASH ☐ CHECK ☐ OTHER: AGENCY: \_\_\_\_\_

By: \_\_\_\_\_ Chris Mallery \_\_\_\_\_ Date: \_\_\_\_\_ Finalized Date: \_\_\_\_\_


04/17/2024 (Date on which last party signed or initialed acceptance of final offer)


LISTING AGENT:

Name: Christopher Mallery  
Company: BluePrint Realty Co  
Cell #: 2058212751  
Email: chrismalleryrealtor@gmail.com  
Real Estate License #: 000128183

SELLING AGENT:

Name: Christopher Mallery  
Company: BluePrint Realty Co  
Cell #: 2058212751  
Email: chrismalleryrealtor@gmail.com  
Real Estate License #: 000128183

Seller Initials  / \_\_\_\_\_  
04/17/24 2:36 PM CDT dotloop verified

Buyer Initials  / \_\_\_\_\_  
04/17/24 1:30 PM CDT dotloop verified