

Attn: CLERK OF THE COURT: Please Cross Reference This Document to Deed Book _____,
Page _____.

After Recording Return To:
BARPALA, LLC
790 Montclair Rd, Suite 215
Birmingham, AL 35213

AFFIDAVIT AND MEMORANDUM OF PURCHASE AND SALE AGREEMENT

STATE OF ALABAMA
COUNTY OF ~~JEFFERSON~~ Shelby

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT ASHURST, who being first duly sworn, deposes and says that:

1. A Contract for the Purchase and Sale of the real property described herein was entered into by and between the Affiant, as Buyer, and Robert and Beth Ranson, as Seller, on the 6th day of January, 2026.
2. Any interested party may contact: Robert Ashurst, whose mailing address is 790 Montclair Rd, Suite 215, Birmingham, AL 35213, and whose telephone number is [REDACTED].
3. ALL PROSPECTIVE PURCHASERS BEWARE, Affiant has an equitable interest in the herein described real property by virtue of a properly executed contract. Affiant is, and has been, ready, willing and able to close this transaction.

DESCRIPTION OF REAL PROPERTY

396 Lane Park Trail, Maylene, AL 35114

Parcel number: 235160001019085

FURTHER AFFIANT SAYETH NOT.

Signed, sealed and delivered in the presence of:

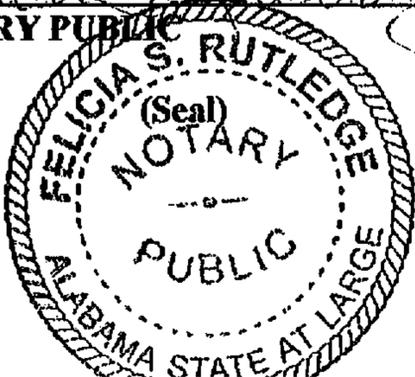
[Signature] (Seal)
WITNESS

[Signature] (Seal)
AFFIANT: Robert F. Ashurst

Sworn to and described before me this 28th day of January, 2026.

[Signature]
NOTARY PUBLIC

My Commissions Expires: 12/12/2027



OFFER TO PURCHASE- REAL ESTATE

This is a legally binding contract; if not understood, seek competent advice.

1. **Date and Place of Offer:** January 6th, 2026 Birmingham, AL
(City) (State)

2. **Principals:** The Undersigned Buyer Barpala LLC
agrees to buy and/or assign, and Seller agrees to sell, according to the indicated terms & conditions, the property described as follows:

3. **Property:** located at 396 Lane Park Trl Maylene AL 35114
(Street address) (City) (State) (Zip)

with the following legal description: _____ including any of the following items if at present, attached to the premises; plumbing, heating, and cooling equipment, including stoker and oil tanks, burners, water heaters, electric light fixtures, bathroom fixtures, roller shades, curtain rods and fixtures, draperies, venetian blinds, window and door screens, towel racks, linoleum and other attached floor coverings, including carpeting, attached television antennas, mailboxes, all trees and shrubs, and any other fixtures EXCEPT

The following personal property shall also be included as part of the purchase: _____

4. **Earnest Money Deposit:** Agent (or Seller) acknowledges receipt from Buyer of Ten dollars \$10.00 in the form of () cash; (x) check; () cashier's check; () promissory note at 20 % interest per annum due 20; or other _____ as earnest money deposit to secure and apply on this purchase. Upon acceptance of this Agreement in writing and delivery of same to Buyer, the earnest money deposit shall apply on the purchase price at the time of closing.

5. **Purchase Price:** The total purchase price of the property shall be Two hundred forty-five thousand dollars \$245,000.00

6. **Payment:** Purchase price is to be paid by Buyer as follows: Aforedescribed earnest money deposit\$-10.00
Additional consideration due at closing.....\$ _____

Balance to be paid as follows:

- Buyer will take over the existing financing of _____ for a term of _____ months. (SUBJECT TO)
- Seller will provided financing in amount of _____ at a rate of _____ for a term of _____ months.
- Buyer will obtain financing in the amount of _____.
- Buyer will bring cash to closing in amount of \$244,990.00.

7. **Title:** Seller agrees to furnish good and marketable title free of all encumbrances and defects, except mortgage liens and encumbrances as set forth in this Agreement, and to make conveyance by Warranty Deed. If the Seller cannot furnish marketable title within thirty days after receipt of the notice to the Buyer containing a written statement of the defects, the earnest money deposit herein receipted shall be refunded to the Buyer and this agreement shall be null and void. The following shall not be deemed encumbrances or defects: Building and use restrictions general to the area; utility easements; other easements not inconsistent with Buyer's intended use; zoning or subdivision laws, covenants, conditions, restrictions, or reservations of record; tenancies of record. In the event of sale of other than real property relating to this transaction, Seller will provide evidence of title or right to sell or lease such personal property.

8. **Special Representations:** Seller warrants and represents to Buyer (1) that the subject property is connected to () public sewer system, () cesspool or septic tank, () sewer system available but not connected, () city water system, () private water system; (2) that the Seller knows of no material structural defects; (3) that all electrical wiring, heating, cooling, and plumbing systems are free of material defects and will be in good working order at the time Buyer is entitled to possession; (4) that the Seller has no notice from any government agency of any violation or knowledge of probable violations of the law relating to the subject property; (5) that the Seller has no notice or knowledge of planned or commenced public improvements which may result in special assessments or otherwise directly and materially affect the property; and (6) that the Seller has no notice or knowledge of any liens to be assessed against the property EXCEPT _____.

9. **Escrow Instructions:** This sale shall be closed on or before January 27th 2026 by Members Title or such other closing agent as mutually agreed upon by Buyer and Seller. Buyer and Seller will, immediately on demand, deposit with closing agent all instruments and monies required to complete the purchase in accordance with the provisions of this Document.

10. **Closing Costs and Pro-Ration:** Buyer agrees to pay for title charges, recording fees for mortgages, and deeds of conveyance, all costs or expenses in securing new financing or assuming existing financing, and pay all closing costs. Taxes for the current year, insurance, rents, interest, mortgage reserves, maintenance fees, and water and other utilities constituting liens, shall be pro-rated as of closing. Renters' security deposits shall accrue to Buyer at closing. Seller is to provide Buyer with current rental or lease agreements prior to closing.

Initial  Initial 

11. **Termite Inspection:** This offer is not subject to termite inspection and approval by Buyer. If termites are found to be present on the property, Buyer may declare this property to be null and void.

12. **Conditions of Sale:** The following conditions shall also apply, and shall, if conflicting with the printed portions of this Agreement, prevail and control: This property will be sold as is.

13. **Liability & Maintenance:** Seller shall maintain subject property, including landscaping, in good condition until the date of transfer of title and possession by Buyer, whichever occurs first. All risk of loss and destruction of property, and all expenses of insurance, shall be borne by the Seller until the date of possession. If the improvements on the property are destroyed or materially damaged prior to closing, then the Buyer shall have the right to declare this Agreement null and void, and the earnest money deposit and all other sums paid by the Buyer toward the purchase price shall be returned to the Buyer forthwith.

14. **Possession:** Seller agrees to the property being vacant at the time of closing and Buyer shall be entitled to possession of property upon closing.

15. **Inspection:** This offer is subject to inspection and approval of the property by the Buyer's inspector (_____), at Buyer's expense, within 10 business days from Seller's acceptance of the offer. If the property is unacceptable in inspector's reasonable opinion, Buyer may declare this contract null and void.

16. **Default:** In the event the Buyer fails to complete the purchase as herein provided, the earnest money deposit shall be retained by the Seller as the total and entire liquidated damages. In the event the Seller fails to perform any condition of the sale as herein provided, then the Buyer, may at his option, treat the contract as terminated, and all payments made by the Buyer hereunder shall be returned to the Buyer forthwith, provided the Buyer may, at his option, treat this agreement as being in full force and effect with the right to action for specific performance and damages. In the event that either Buyer or Seller institute suit to enforce any rights hereunder, the prevailing party shall be entitled to court costs and a reasonable attorney's fee.

17. **Time Limit of Offer:** The Seller shall have until 6:00PM (hour) 01/06 (date), 2026 to accept this offer by delivering a signed copy hereof to the Buyer. If this offer is not so accepted, it shall lapse, and the Seller shall refund the earnest money deposit to the Buyer forthwith.

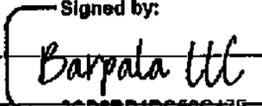
18. **General Agreements:** (1) Both parties to this purchase reserve their rights to assign and hereby otherwise agree to cooperate in effecting an Internal Revenue Code 1031 exchange or similar tax-related arrangement prior to close of escrow, upon either party's written notice of intention to do so. (2) Upon approval of this offer by the Seller, this Agreement shall become a contract between Buyer and Seller and shall inure to the benefit of the heirs, administrators, executors, successors, personal representatives, and assigns of said parties. (3) This contract represents the complete and entire agreement between the parties. Any oral agreements or inducements not included in this contract shall not be binding upon any party hereto.

19. **Timing:** Time is of the essence and an essential part of this Agreement.

20. **Buyers Statement and Receipt:** "I/We hereby agree to purchase the above property in accordance with the terms and conditions above stated and acknowledge receipt of a completed copy of this Agreement, which I/we have fully read and understand."

Buyer Barpala LLC

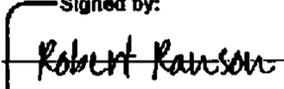
Date: 1/6/2026

Buyer Signature: 
2CD6BD1DC50C47F...

21. **Seller's Statement and Response:** "I/we approve and accept the above offer, which I/we have fully read and understand, and agree to the above terms and conditions.

Seller Name Robert Ranson

Date: 1/6/2026

Seller's Signature: 
3B0FE80894EA4A6...

Seller Name Beth Ranson

Date: 1/6/2026

Seller's Signature: 
A20A429D4677477...



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/28/2026 12:53:44 PM Page 2 of 2
\$28.00 BRITTANI
20260128000026470

Alvin S. Bevil