



20260309000068700 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
03/09/2026 02:59:20 PM FILED/CERT

REAL ESTATE SALES AGREEMENT

This Real Estate Sales Agreement is made as of the 9th day of March, 2026, by and between James W. Blackmon, Sr. ("Seller"), and James W. Blackmon, Jr., and Janice T. Blackmon ("Purchaser").

The parties agree that Purchaser shall purchase from Seller the real property, together with all improvements and fixtures thereon, located at 350 Brothers Avenue, Wilsonville, Alabama 35186 (hereafter referred to as "Property"), subject to the terms and conditions set forth herein, and described as follows:

Parcel numbers and descriptions:

19 3 07 2 001 005.000

All that part of the NW $\frac{1}{4}$ of Section 7, Township 21, Range 2 East, more particularly described as follows: Beginning at a point which is north 88 deg. 45 min. east 660.18 feet and south 01 deg. 43 min. east 25.0 feet from the northwest corner of Section 7, Township 21, Range 2 East (said point is further described as begin a point on the south margin of Brothers Drive); thence from the true point of beginning south 01 deg. 43 min. east 1301.87 feet; thence north 89 deg. 10 min. east 993.28 feet; thence north 01 deg. 52 min. west 1312.08 feet to the south margin of Brothers Drive; thence south 88 deg. 45 min. west along said Drive 990.27 feet to the point of beginning; said property containing 29.75 acres, more or less.

Subject to flood rights of Alabama Power Company and transmission line permit and protective covenants shown on Brothers Addition to the Town of Wilsonville subdivision, in Map Book 4 page 59 in Probate Office of Shelby County.

Also boat launching privileges at the launching area now on grantors property. Expenses of upkeep of the launching area will be shared by the parties hereto.

Subject to utility easements as shown on recorded plat and subject to Transmission Line Permits of record to Alabama Power Company.

19 3 07 2 001 006.000

The West 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 7 Township 21 South, Range 2 East, less and except that part convey to Rosemary Liveoak in Inst. # 1995-32001.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.



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1. **TERM.** The term of this Agreement shall be twenty (240) months from the execution date.
2. **PAYMENTS.** The total purchase price shall be \$360,000.00, payable at \$1,500.00 per month on the first day of each month, commencing in the month of April 2026.
3. **POSSESSION AND MAINTENANCE.** Purchaser may possess the Property upon execution of this Agreement and shall use the Property in a careful and proper manner consistent with the requirements of all applicable laws, regulations, and insurance policies. Purchaser shall not commit waste of said Property and shall maintain Property in as good condition as it was on the commencement of the Agreement term, ordinary wear and tear excepted.
4. **INTENT; TITLE.** It is the express Intent of the parties that this Agreement constitutes an agreement to sell once the conditions for purchase have been met.
5. **REDELIVERY.** Upon the expiration or earlier termination of this Agreement without purchase, Purchaser shall return possession of the Property to Seller.
6. **OPTION TO PURCHASE.** Provided that Purchaser is not then in Default, Purchaser shall have the option with no penalty to purchase the Property at any time during the term of this Agreement by paying the full remaining balance of the purchase price, and Seller will then execute a warranty deed conveying the Property to Purchaser. Purchaser may obtain an owner's title insurance policy at Seller's expense, and if Seller is unable to provide clear and marketable title, Seller shall refund all payments to Purchaser.
7. **UTILITIES, TAXES, AND INSURANCE.** Purchaser shall pay all utilities, ad valorem property taxes, and their own hazard insurance premiums falling due during the term of this Agreement. Seller shall continue to pay his own insurance premiums, as applicable.
Purchaser shall pay property taxes directly or reimburse Seller upon presentation of bills or statements showing the amounts and dates when due. Utility payments, taxes and insurance premiums shall not be considered purchase money and shall not be deducted from the purchase price should Purchaser exercise the option to purchase.
8. **ALTERATIONS.** Purchaser shall have the right to alter or add to existing buildings and construct such additional buildings and improvements on the Property. Upon termination or expiration of this Agreement under conditions which do not entitle Purchaser to purchase the property, title to such alterations, additions, or improvements shall vest in the Seller and the Purchaser shall not have any right of removal thereof.



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- 9. ASSIGNMENT. Purchaser or Seller shall not assign or in any manner transfer this Agreement or any estate, interest, or benefit herein. However, Purchaser may lease the Property or any part or parts thereof. Each and every transfer or assignment of this Agreement or any interest therein or rights and privileges contained herein, other than leasing, shall be null and void unless the written consent of the Seller be first obtained thereto.
- 10. CONDITION OF PREMISES. The premises are provided to Purchaser and will be sold to Purchaser upon exercise of his option to purchase on an AS IS basis, with no warranties as to condition or fitness as to any particular purpose.
- 11. ENTIRE AGREEMENT. This Agreement represents the entire agreement between the parties regarding the sale and purchase of the Property. All prior negotiations and oral representations or agreements are merged herein. Any amendments to this agreement shall be in writing and executed by all parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year set forth above.

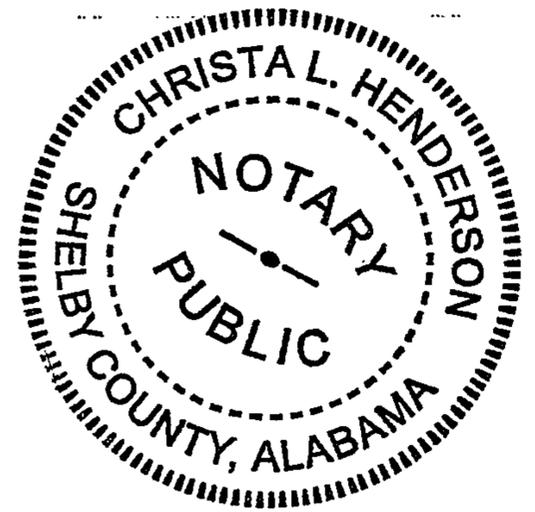
SELLER:

PURCHASER:

James W. Blackmon, Sr.

James W. Blackmon, Jr.

Janice T. Blackmon



Prepared by:
Janice T. Blackmon
520 Brothers Avenue
Wilsonville, AL 35186

Christal L Henderson
Exp. 9/21/2027