

**EXCLUSIVE SALES AGREEMENT WITH EXCLUSIVE RIGHT TO SELL**

**STATE OF ALABAMA**

Wilcox COUNTY

IN CONSIDERATION of the agreement of South Land Company, LLC (SLC) to promote, attempt to sell, publicize, and otherwise act as broker or salesman of real estate owned by the undersigned, the undersigned hereby contracts with and grants to SLC, for a period of 365 days from the execution of this contract, the sole and exclusive right to sell the undersigned's real property located at, to – wit:

119 Broad Street Camden AL 36726

At the following price and terms, or at any other price and terms to which the undersigned may consent.

**PRICE:** A total cash price of \$ 248,000 , or any lower price or on other terms acceptable to Seller.

SLC will list and offer Sale Property for sale in SLC customary manner and will use its efforts to procure a purchaser for Sale Property. SLC  is  is not authorized to place "For Sale" signs thereon and SLC is authorized to advertise Sale Property as it deems best.

Seller agrees to pay SLC a cash commission of six percent (6 %) of the gross amount of any such sale or valid and enforceable agreement to sell which may be negotiated during the existence of this agreement. The word "sale" as used in the preceding sentence shall be deemed to include any exchange to which Seller consents. In the event of any such exchange, SLC is not prohibited from representation of and compensation by Seller, as well as the other party or parties to such exchange.

If, during the term of this agreement of any extension thereof: (a) Sale Property is sold, or (b) SLC produces a buyer who is ready, willing and able to purchase Sale Property, SLC shall be entitled to be paid the commission stipulated above. If within 365 days after the expiration of this agreement, Sale Property is sold by anyone, including a licensed real estate broker to any person who was shown or given information on the property by SLC during the term of this agreement, then SLC will be entitled to be paid the commission stipulated above. Provided that SLC must, within 20 days after the termination of this agreement furnish to Seller in writing the names of the persons who were shown or given information on Sale Property by SLC.

**DATED** this the 17 day of April, 2024 This listing expires at midnight on \_\_\_\_\_.

**ACCEPTED BY:**  
**South Land Company, LLC**  
30 Lauderdale St  
Selma, AL 36701  
334-872-6484

**SELLERS:**

*Stephanie Hines*  
dotloop verified  
04/17/24 2:38 PM EDT  
DOCT-HAKJ-SIZ0-99RA

*Chris Bailey*  
dotloop verified  
04/17/24 1:53 PM CDT  
UQLG-XPES-I314-QNAW

**South Land Company, LLC**

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