

NORTH CAROLINA,  
HARNETT COUNTY.

**BILL OF SALE**

THIS BILL OF SALE, made this 30<sup>th</sup> day of July 2021, by and between Jimmy L. Byrd of 3450 Leaflet Church Road, Broadway, North Carolina 27505 (referred to as "Seller") , party of the first part, and Abdo Ahmed Alammari of 331 Botanical Court, Bunnlevel, North Carolina 28323-1004, (hereinafter "Buyer" ) party of the second part;

**WITNESSETH:**

That said party of the first part, for good and value consideration herein described has bargained and sold and by these presents does bargain, sell and convey unto the party of the second part, his heirs, successors and assigns, items of personal property and equipment used in the operation of the retail business establishment known as "Eagles Nest" located at 10303 McDougald Road, Broadway, North Carolina 27505;

The purchase price is in the amount of \$40,000 is to be paid by the party of the second part, as follows:

\$ 9,000 to be paid at execution of this Bill of Sale.

9,000 to be paid on or before October 1, 2021;

9,000 to be paid on or before November 1, 2021;

9,000 to be paid on or before December 1,, 2021;

4,000 to be paid on or before January 1, 2022

The Buyer will execute a promissory note for the \$31,000 balance owed upon execution of this Bill of Sale and payment of the initial \$9,000, said promissory note will reflect payments as set out above.

Seller will execute an Assignment of Lease for the leased premises on which the business is operated.

Buyer shall receive all inventory, merchandise and brands on hand at 6:00 am, on July 31, 2021, as listed on attached "Exhibit A".

TO HAVE AND TO HOLD said interests of the party of the first part, and their heirs, successors and assigns in fee simple.

And the party of the first part covenants that it is seized of said property in fee and has the right to convey the same in fee simple, that the same is free and clear from all encumbrances whatsoever and that it will warrant and defend the title thereto against the claims of all other persons whomsoever.

IN TESTIMONY WHEREOF, the party of the first part has hereunto set its hand and seal, the day and year first above written.

Jimmy L. Byrd (SEAL)  
Jimmy L. Byrd, Seller

Abdo Ahmed Alammari (SEAL)  
Abdo Ahmed Alammari

North Carolina, Harnett County

I, Laura L James, Notary Public for said County and State, certify that Jimmy L. Byrd personally came before me this day and personally came before me this day and acknowledged the execution of the foregoing document.

Witness my hand and official seal, this the 31<sup>st</sup> day of July, 2021.



Laura L James  
Notary Public Laura L James

My Commission expires 06/11/2023

North Carolina, Harnett County

I, Laura L James, Notary Public for said County and State, certify that Abdo Ahmed Alammari personally came before me this day and personally came before me this day and acknowledged the execution of the foregoing document.

Witness my hand and official seal, this the 31<sup>st</sup> day of July, 2021.

Laura L James  
Notary Public Laura L James

My Commission expires 06/11/2023



EXHIBIT "A"

All Inventory and fixtures which remained on the premises of "EAGLES NEST" as of 6:00 am. July 31, 2021 to include the following:

1. Fuel
2. Any Tenant Improvements to the leased structure
3. 9 food and beverage coolers/refrigerators
4. Microwave Oven
5. Coffee Maker
6. Cash Register
7. Miscellaneous furnishings
8. Fuel tanks
9. Fuel pumps
10. Any other items associated with the operation of the retail business

No accounts receivable, bill owed to Jimmy L. Byrd or cash or credit accounts shall be transferred with this bill of sale.