

REAL ESTATE TERMS:

As a bidder you should know — An auction fee (buyer's premium) of 5% will be added to the highest bid to establish the final contract price. A 20% down payment (earnest money) or \$25,000, whichever is greater, is required from winning bidder when the hammer falls and the auctioneer says, "sold". \$25,000 of the down payment (earnest money) must be in the form of a cashier's check, cash, or personal / business check with a bank letter of guarantee. Down payment (earnest money) is non-refundable if purchaser fails to close. The balance of the purchase price is due at closing within 30 days. All closing and survey costs are to be paid by the purchaser. The successful high bidder and purchaser will sign a real estate purchase agreement at the auction. In all transactions, the auctioneers of Granger, Thagard & Associates, Inc. are acting as agents (working for) of the Seller. Property is subject to sell prior to the auction under the auction terms. Announcements from the auction stand take precedence over all previous oral statements and printed material.

PROPERTY SELLS "AS IS...WHERE IS."

Auction Map



Visit our website for driving directions.
www.GTAuctions.com

Please register prior to 12:45 PM

Granger Thagard & Associates, Inc.
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Shelby County Home & Acreage



3 Parcels
30+/- Acres



Absolute AUCTION

Saturday, June 23
1:00 PM

Absolute AUCTION

No Minimums No Reserves

Saturday
June 23
1:00 PM



Shelby County Residence with 30+/- Acres



Offered in parcels, combinations and as an entirety.



Lay Lake
Coosa River

Auction held on-site.

View website for virtual tour, driving directions & more!

Call for Open House schedule!

Granger Thagard & Associates, Inc.

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Absolute AUCTION

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Saturday
June 23
1:00 PM



**Shelby County Residence
with 30+/- Acres**

**Selling for the Trustee of the
"The Yarbrough Living Trust"...**

A newly remodeled Shelby County residence with 30 (+/-) acres, water access to Lay Lake, frontage on County Road 77 and known as the "Get-A-Way" located at 3880 County Road 77, between Wilsonville and Columbiana, Alabama near the intersection of County Roads 61 and 77 will be offered to the highest bidder...regardless of price!!

The "GET-A-WAY FARM" of Avery Yarbrough, the late real estate instructor and mentor to thousands of Alabama real estate professionals, will be offered on site at Absolute Auction on June 23 at 1:00 P.M.

The extensive renovations completed in the fall of 2005 reward the next owner with large bedrooms and comfortable baths, granite countertops in the kitchen, top-flight kitchen appliances and a full "mother-in law" apartment on the bottom floor.

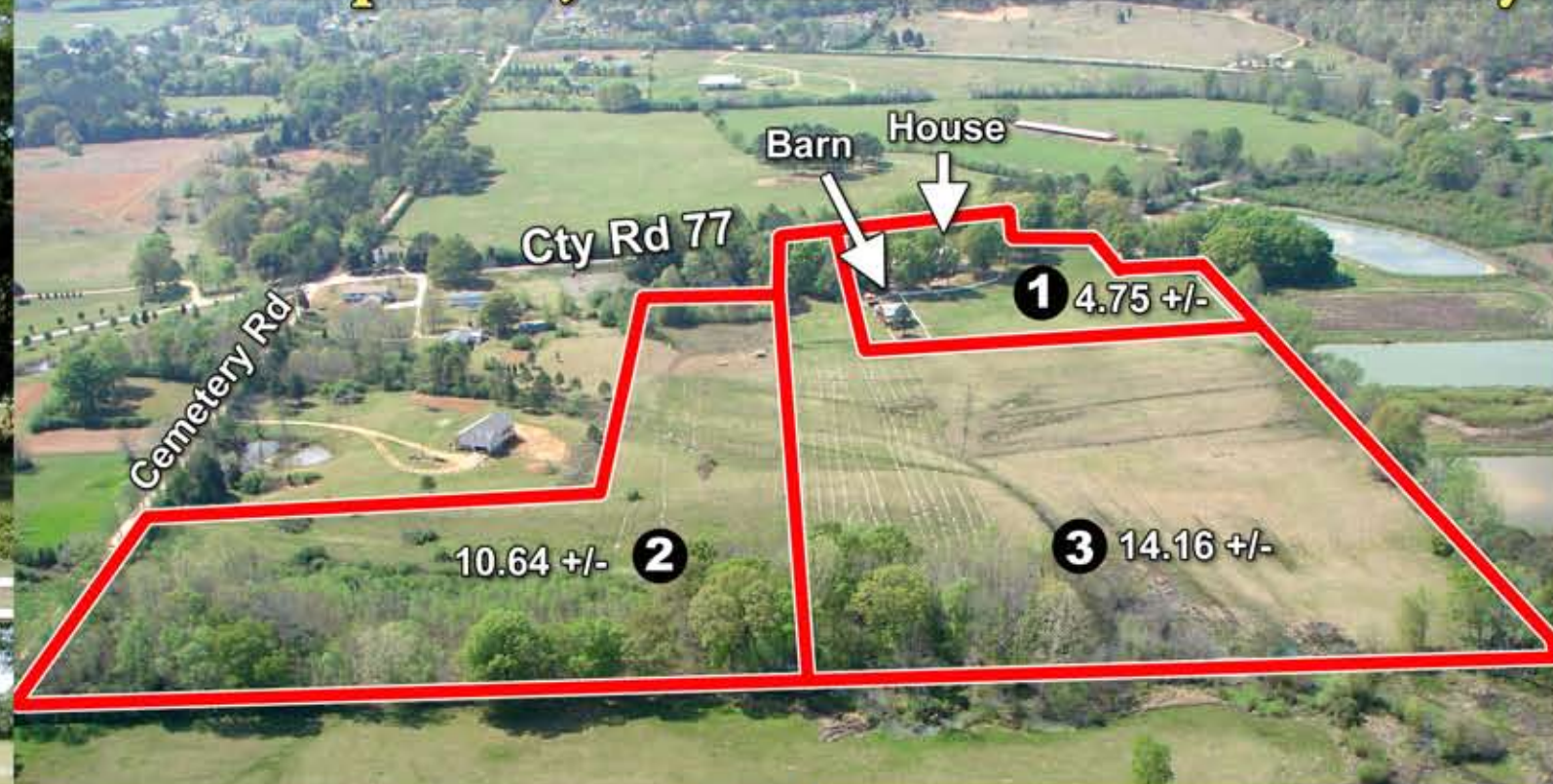
"Sitting at the big farm-style kitchen table and gazing across the big rear deck at the white, rail-fenced pastures and a "Norman Rockwell" red barn... you can almost see Avery headed to his "john boat" to go fishing in the late afternoon"...Jack Granger

**Come to the GET-A-WAY Auction,
where You Set the Price!**

See virtual tour and photo gallery at www.GTAuctions.com



Offered in parcels, combinations and as an entirety.



Features of the home include...

- Large front porch suitable for rocking chairs
- Wood burning/gas fireplace
- Antique hardwood floors
- Plantation shutters
- Top grade kitchen cabinets and wood lined pantry
- Whirlpool S/S refrigerator, oven, microwave, Jenn Air Range
- 4 bedroom and two full baths upstairs
- Complete mother-in-law suite downstairs
- Large two car garage

Features of the grounds include...

- 4.75+/- acres white rail fenced at the house
- Large red barn, antique crib, other outbuildings
- Planted orchard with assorted varieties of fruit trees
- Grape arbor
- Flatboat/canoe access to Beeswax Creek to Lay Lake

**Call for open house schedule
Broker Co-op welcome**

**Granger
Thagard**
& Associates, Inc.

Call or see web for more details
800-996-2877
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Picture above shows view from Parcel 1 looking toward Parcels 2 & 3. Picture below shows water access.

