

Lake Home AUCTION

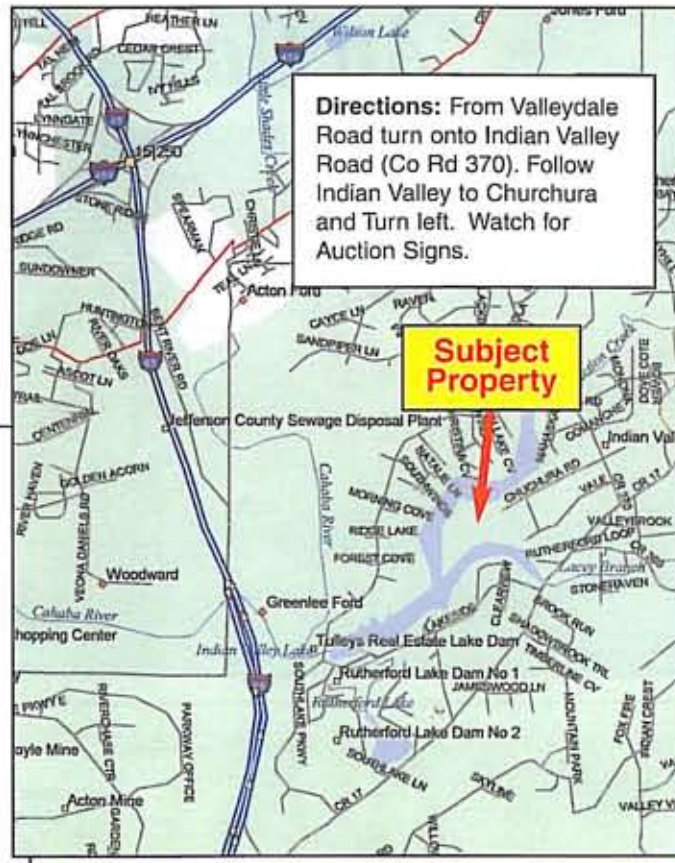
"An Oasis on A Peninsula"

2411 Chuchura Road

Unincorporated • Indian Valley Area
Shelby County, Alabama

TERMS AND CONDITIONS:

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 down payment of 10% or \$25,000.00 whichever is greater, is required from winning bidder when the hammer falls and the auctioneer says, "sold". \$25,000.00 must in the form of a cashier's check, cash, or personal / business check with 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 at the auction will sign a real estate purchase agreement immediately 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.



Directions: From Valleydale Road turn onto Indian Valley Road (Co Rd 370). Follow Indian Valley to Chuchura and Turn left. Watch for Auction Signs.

Subject Property

Please register by **1:00pm**

Granger Thagard & Associates, Inc.
1516 20th Street South, Suite 210
Birmingham, AL 35205
(800) 996-2877 • (205) 930-0833
FAX: (205) 930-9133
Jack F. Granger, CAI, 875
G.W. (Bill) Thagard, CAI, 675

Lake Home AUCTION

Wednesday • April 30 • 1:00pm

Broker Co-op Available
Call for Showing Schedule

FIRST CLASS
U.S. POSTAGE
PAID
PERMIT #205
BIRMINGHAM, AL

**FIRST
CLASS
MAIL**

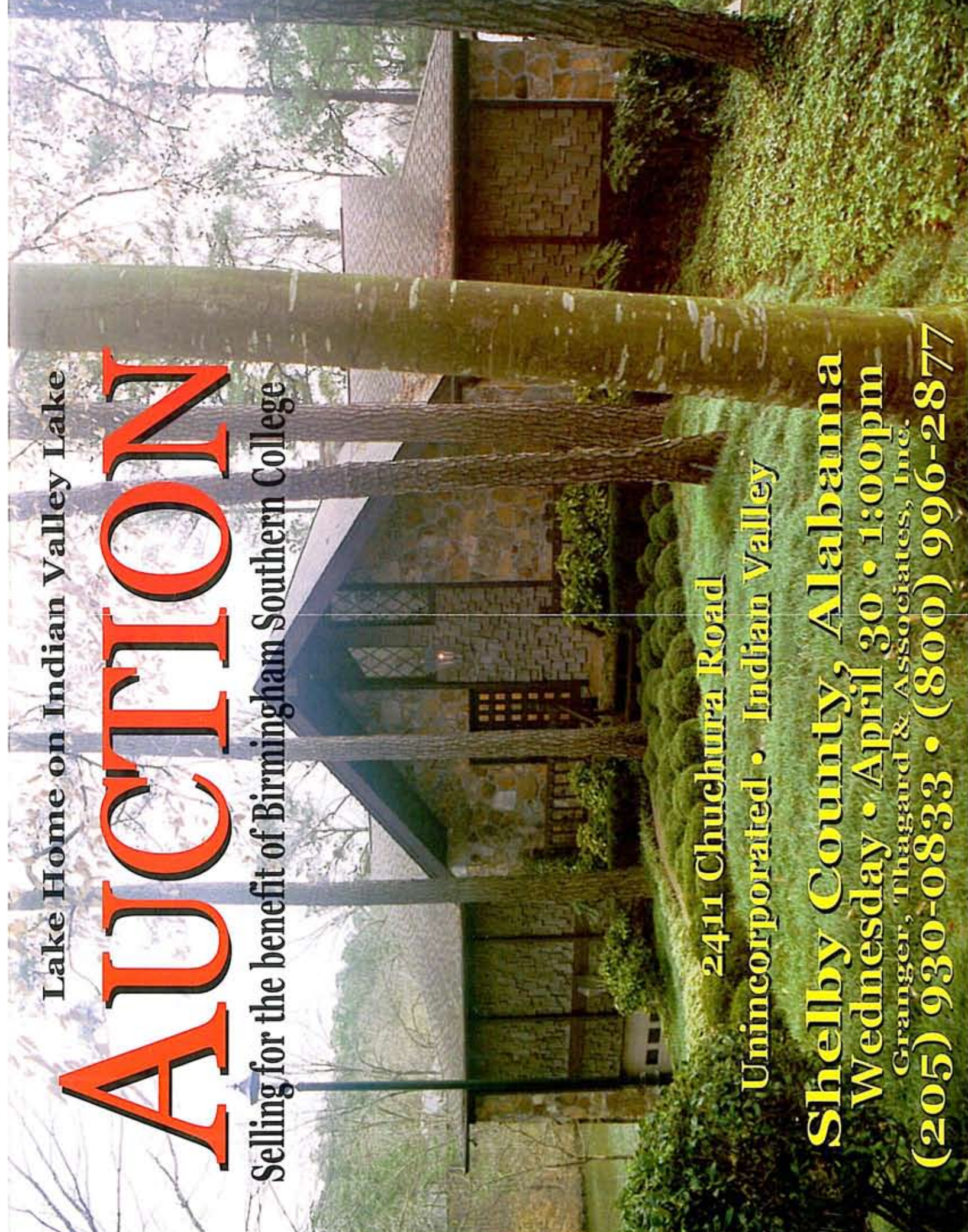


Selling for the benefit of
**Birmingham
Southern College**
2411 Chuchura Road

Unincorporated • Indian Valley Area

Shelby County, Alabama

Granger, Thagard & Associates, Inc.
www.gtauctions.com
(205) 930-0833 • (800) 996-2877



Lake Home on Indian Valley Lake AUCTION

Selling for the benefit of Birmingham Southern College

2411 Chuchura Road
Unincorporated • Indian Valley

Shelby County, Alabama

Wednesday • April 30 • 1:00pm
Granger, Thagard & Associates, Inc.
(205) 930-0833 • (800) 996-2877

Selling for the benefit of Birmingham Southern College

Lake Home AUCTION

Wednesday • April 30 • 1:00pm



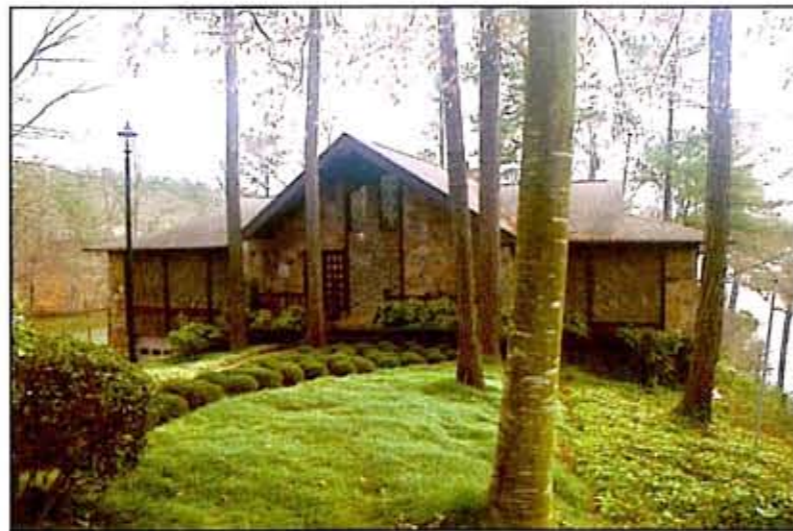
The lakeside home of the William Reynolds estate will be offered at auction, where the buyer sets the price!

This spacious, secluded home with 6,000± sq ft of living area, at the end of Chuchura Drive has a gated entrance. Flora rich grounds of azaleas and camellias are among the landscaped trees, shrubs and ground

cover. A massive cathedral style great room, with stone fireplace, awaits the future home owner as well as two complete kitchens, six bedrooms, five baths and views surrounded by 844± feet of waterfront.

Among the Amenities are:

- 2 Car Garage
- Expansive Concrete Drive and parking with RV Pad
- Large Storage Areas
- 2 Sunrooms
- Elevator
- Generator
- Electric Gate
- Sprinkler
- Pier / Pier House



The kitchens include:

- 2) Jenn Air Gas Stoves
- Thermador Oven
- 2) Kitchen Aid Compactors
- S/S sinks
- Custom cabinetry
- 2) Kitchen Aid Dishwashers

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Indian Valley Area

Indian Valley Lake is between I-65 and Caldwell Mill Road off Valleydale Road.