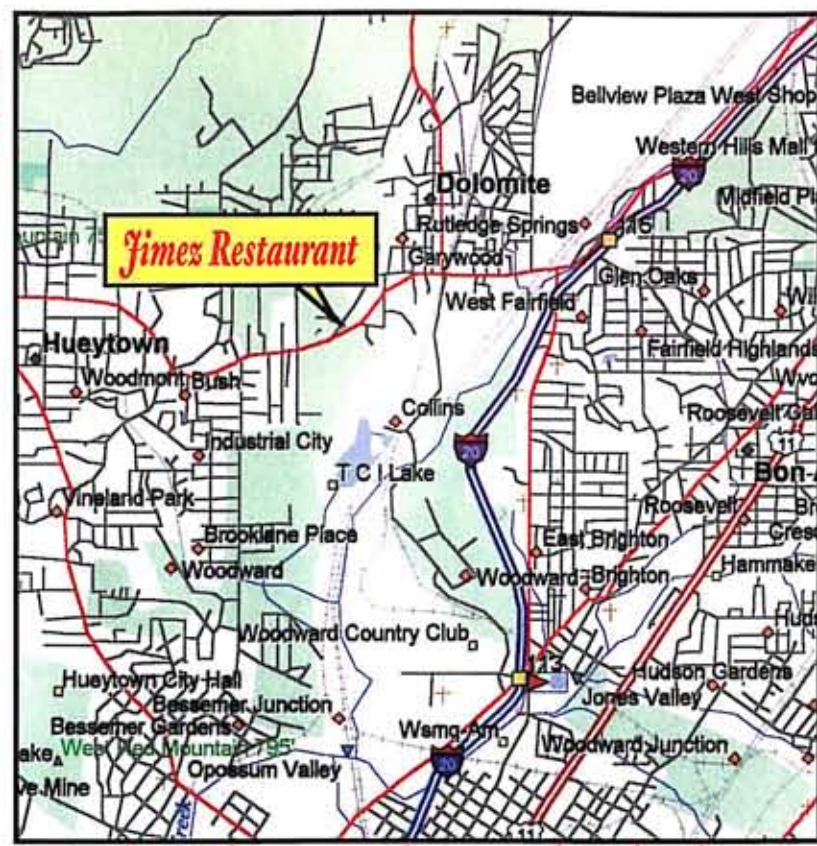


Absolute Auction

2890 Allison Bonnett Memorial Drive • Hueytown, Alabama

TERMS AND CONDITIONS: Real Estate
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, on each parcel, 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. and Southpace Properties, Inc. are acting as agents (working for) of the Seller. Property is subject to sell as parcels prior to the auction under the auction terms.

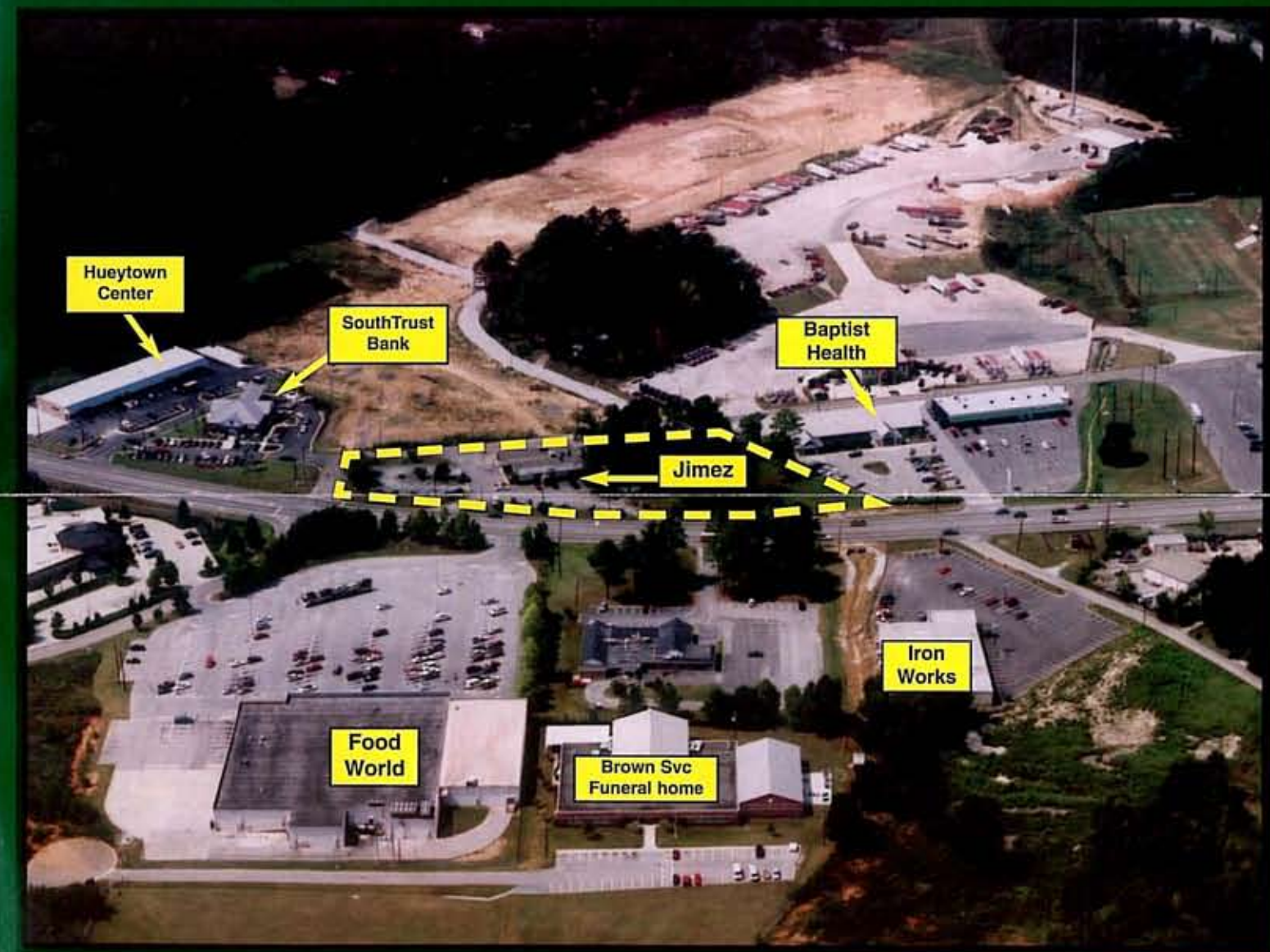
Equipment Terms:
 Payment in full day of sale, cash, cashiers check or check with bank letter of guarantee. Removal per auctioneers instructions. All property sells "as is where is." In all transactions, the auctioneers of Granger, Thagard & Associates, Inc. are acting as agents (working for), of the Seller. Announcements from the auction stand take precedence over all previous oral statements and printed material. **10% Buyers Premium.**



Registration must be completed prior to opening remarks at 10:00am

Absolute Auction

Jimez Restaurant



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, 873
 G.W. (Bill) Thagard, CAI, 675

Absolute • No Reserves • No Minimums
AUCTION
 Broker Co-op Invited

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

FIRST
 CLASS
 MAIL



Jimez Restaurant
 Real Estate and Equipment
 Tuesday • October 29 • 10:00am

www.gtauctions.com
 (800) 996-2877 • (205) 930-0833

Real Estate and Equipment
 Tuesday • October 29 • 10:00am

Jimez Restaurant - Real Estate and Equipment

Tuesday • October 29 • 10:00am • Absolute Auction

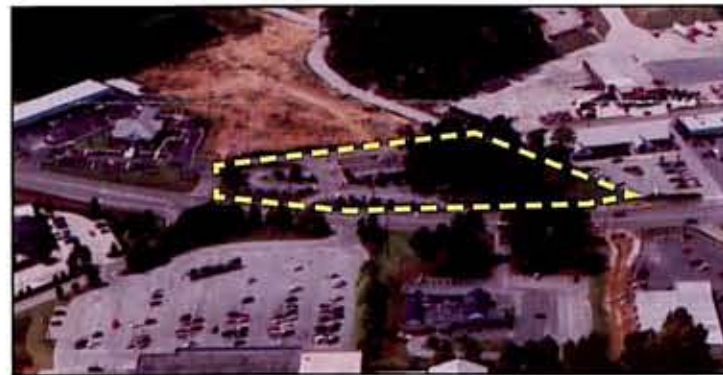
For five decades, this location has been THE spot, THE restaurant and THE location in Hueytown, Alabama.

On October 29th, this prime property consisting of 3± acres with approximately 1,000' of road frontage on two sides will be offered at absolute auction, **AT YOUR PRICE!** Following the auction of the real estate the personal property will be sold piece-by-piece.

The real estate will be offered in 2 parcels and as an entirety. Please dine with the Pappas Family and say goodbye before the day-to-day operations of the Jimez Restaurant cease on October 19th.

Partial Equipment List:

- Stainless Steel: carts, icebins, wall racks, prep-tables, stands, storage, sinks • Raetone Freezer • Pots, Pans, Fryers • Butcher Block • Hobart: Slicer, Freezer, Mixer, Fridge • Cups, saucers, plates • Walk-in Coolers, Freezers • Chairs • Tables • Benches • Wine Racks • Food Warmer • Grills • Imperial: Fryer, Oven • Scotsman Icemaker • Glasses, Cups • Light fixtures • Sconces • Ceiling Fans • Artwork • Plus Much, Much More!



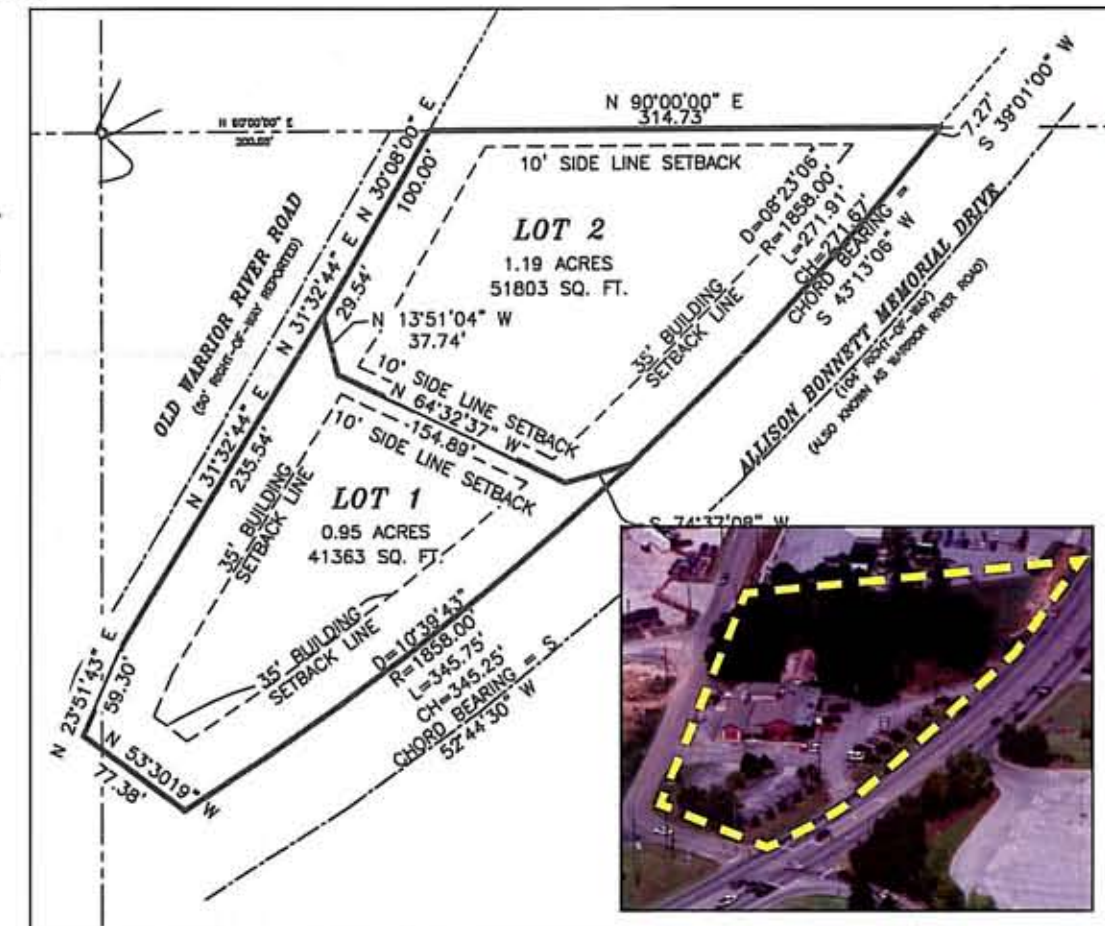
According to traffic counts compiled by the University of Alabama, Exit 115 has traffic counts of 33,851 at the Interstate to 14,000 at Brooklane Drive.

Property is 1.5 miles from I-59/20 and has as neighbors currently: Food World, Southtrust Bank, Alabama Power, Hueytown Center, Walgreen, CVS, Baptist Health Center, and Garywood Assembly of God.

This property appears to be the rare find that lies in the middle of retail shopping and banking in Hueytown. Continued restaurant operation at an established location awaits the new owner. Redevelopment of this B-3 zoning site is another possibility.

- Improvements to Parcel #1
- Jimez Restaurant Building (8,500± sq ft)
 - Paved Parking

- Improvements to Parcel #2
- 1,700 sq ft ± home 2/3 bedrooms, garage
 - 700 Sq ft ± home (rental property)



Real Estate Shown by appointment
Inspection 8:00am day of Auction

www.gtauctions.com
(800) 996-2877 • (205) 930-0833

**Granger
Thagard**
& Associates, Inc.

