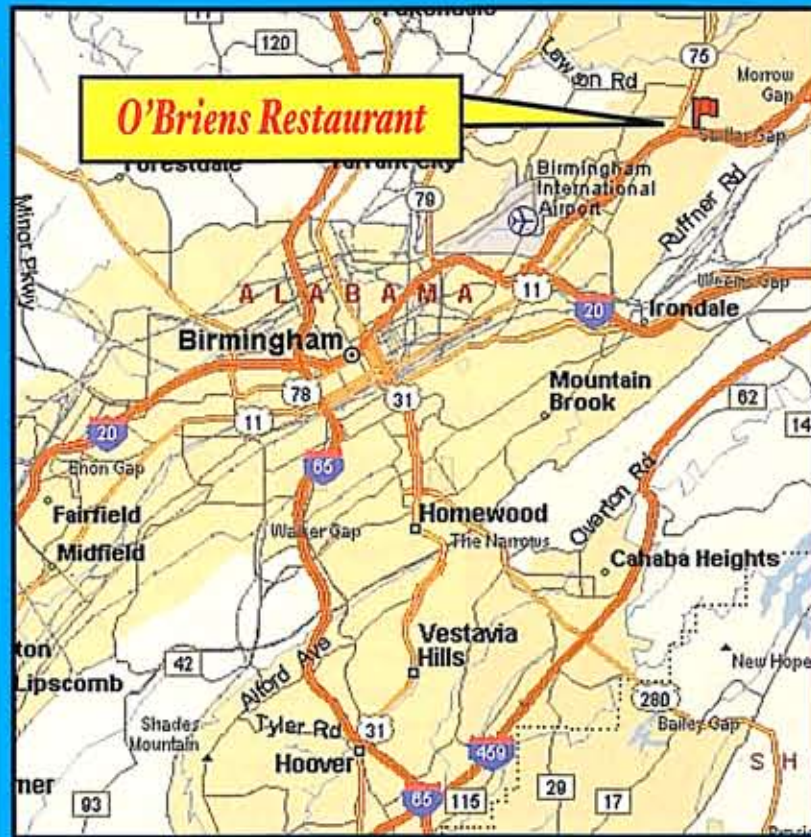


Absolute Auction

Real Estate & Furnishings

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 of 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. and Southpace Properties, Inc. are acting as agents (working for) of the Seller. Property is subject to sell as an entirety prior to the auction under the auction terms.

Equipment Terms:
 Payment in full day of sale, cash, cashier's 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.**



Please Register prior to opening remarks at 10:00am

Real Estate & Furnishings

Absolute Auction

O'Briens Seafood



A complete restaurant facility, built in 1999, operated briefly and closed completely intact, awaits new owner.

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

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Tuesday • March 2 • 10:00am

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Absolute Auction - Real Estate & Furnishings

O'Briens Seafood

NO MINIMUMS – Tuesday • March 2 • 10:00am
NO RESERVES

Inspection 8:00am

O'Briens Seafood

332 Gadsden Highway (Roebuck area)
 Birmingham, AL 35235

Auctioneer says: **"Restaurants & Lounges from the Gulf Coast to "just across town" should be in attendance."**

Built and opened in '99 (closed intact in '02), this 250 seat, 8,700 square foot ± facility offers the next owner a very desirable location fronting US Hwy 11 with superb exposure to I-59 (Two doors east of Roebuck Honda).

The real estate and contents will be offered to the highest bidder. Personal property contents will be offered piece-by-piece following the real estate auction. Restaurant furnishing "categories" are listed in this brochure and a complete catalog will be on our web-site.

• A Real Estate Bidder Package is available.

- Zoning info for CB2 will also be available on GTA web-site.
- 5% Buyers Premium on Real Estate,
- 10% Buyer's Premium on Restaurant Equipment.



250 Seat Capacity

• Offered at Absolute Auction • Piece by Piece • Purchased New • Brief Operation
SEE TERMS ON FOLLOWING PAGE.



- Single and Double booth benches
- Ornamental benches
- Assorted sizes of tables and chairs
- Bar stools
- Stainless steel bar equipment & sinks
- Bar counters, ice bins
- Beer and liquor dispensers
- Assorted sizes of stainless steel tables



- Ice makers
- Telephone system • Cashiering system
- Large framed lighted marina / fishing boats
- Beaded seating area panels
- Sea-life pictures
- Ship wheels
- Child seating
- TV's and stands
- Traulsen coolers
- FryMasters
- Beverage-Air
- Large, stainless steel prep counters
- Hoods
- Vulcan grills / griddles / stoves
- Kitchen utensils, glasses, china
- Stainless steel carts
- Jackson dishwasher
- Assorted storage racks
- Bread warmers
- Hobart oven
- Groen Generation 3
- Cleveland Steamcraft
- Southern Pride
- Shrimperfect
- Decto Scale
- Kalt coolers / freezers
- Hobart mixers
- Hobart slicer
- Power Soak
- Green Machine
- Washer / Dryer
- And more!!!



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