

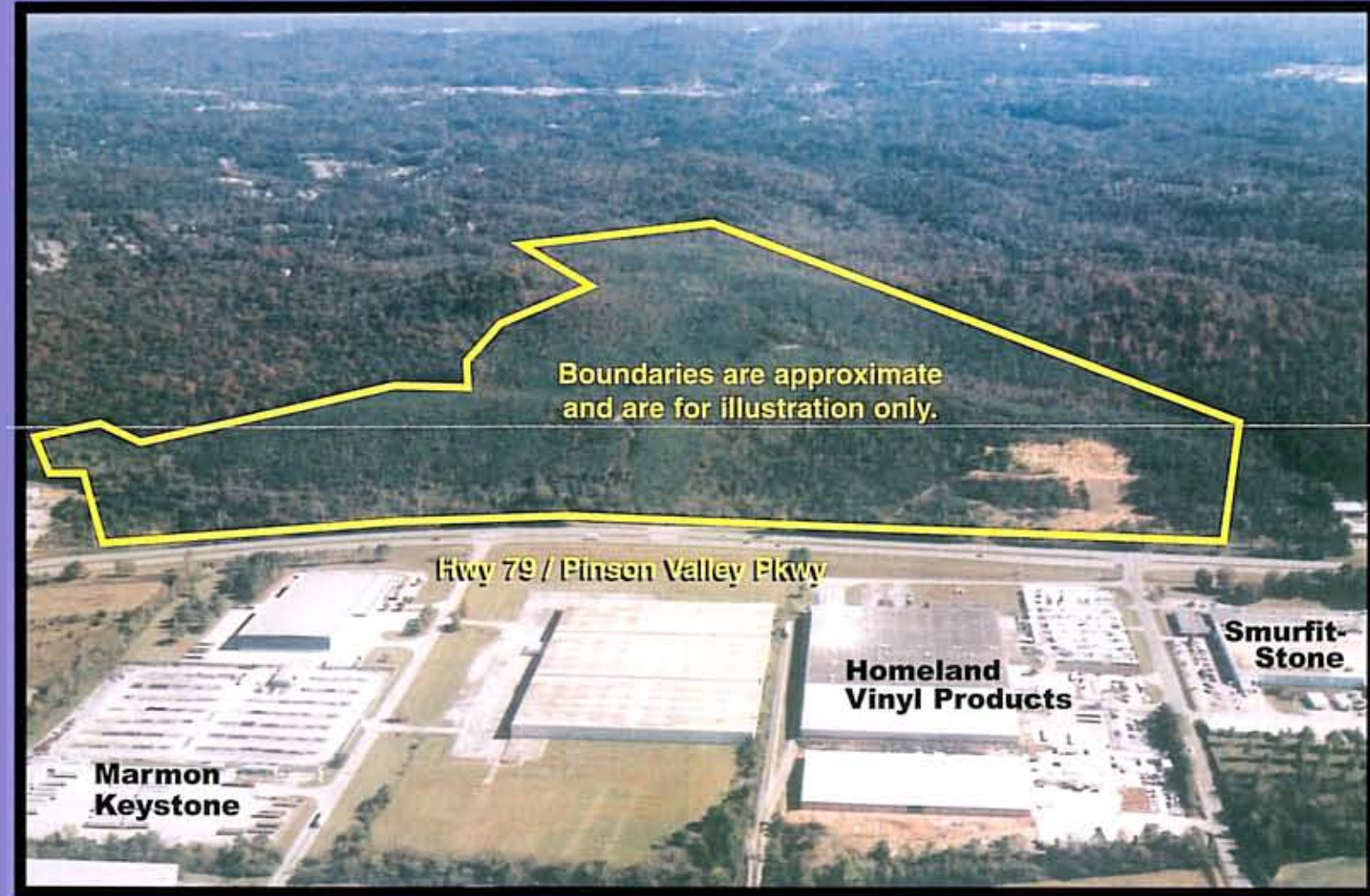
Absolute Auction Court Ordered

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, per 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. 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. Announcements from the auction stand take precedence over all previous oral statements and printed material. **PROPERTY SELLS "AS IS...WHERE IS."**



**Please Register prior to opening remarks
at 2:00pm**

Court Ordered Absolute Auction 249 ± Acres in 5 Parcels



Boundaries are approximate
and are for illustration only.

**Granger
Thagard
& Associates, Inc.**

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 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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249 ± Acres in 5 Parcels



**B'ham (Pinson Area), AL
Thursday • December 11 • 2:00pm**

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Absolute Auction - Court Ordered

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Granger, Thagard & Associates, Inc. has been commissioned to auction to the highest bidder, regardless of price, the acreage fronting the Pinson Valley Parkway. Never before offered in parcels or combinations of parcels, the high bidder will get to set their price and select their acreage.



Auction held at Eugene Fitzgerald Student Center at Jeff State College at 2:00pm. Jeff State is 2.4 miles north of the property on Hwy 79 (Pinson Valley Pkwy.)

Parcel #1 — 3 Acres - Zoned R2

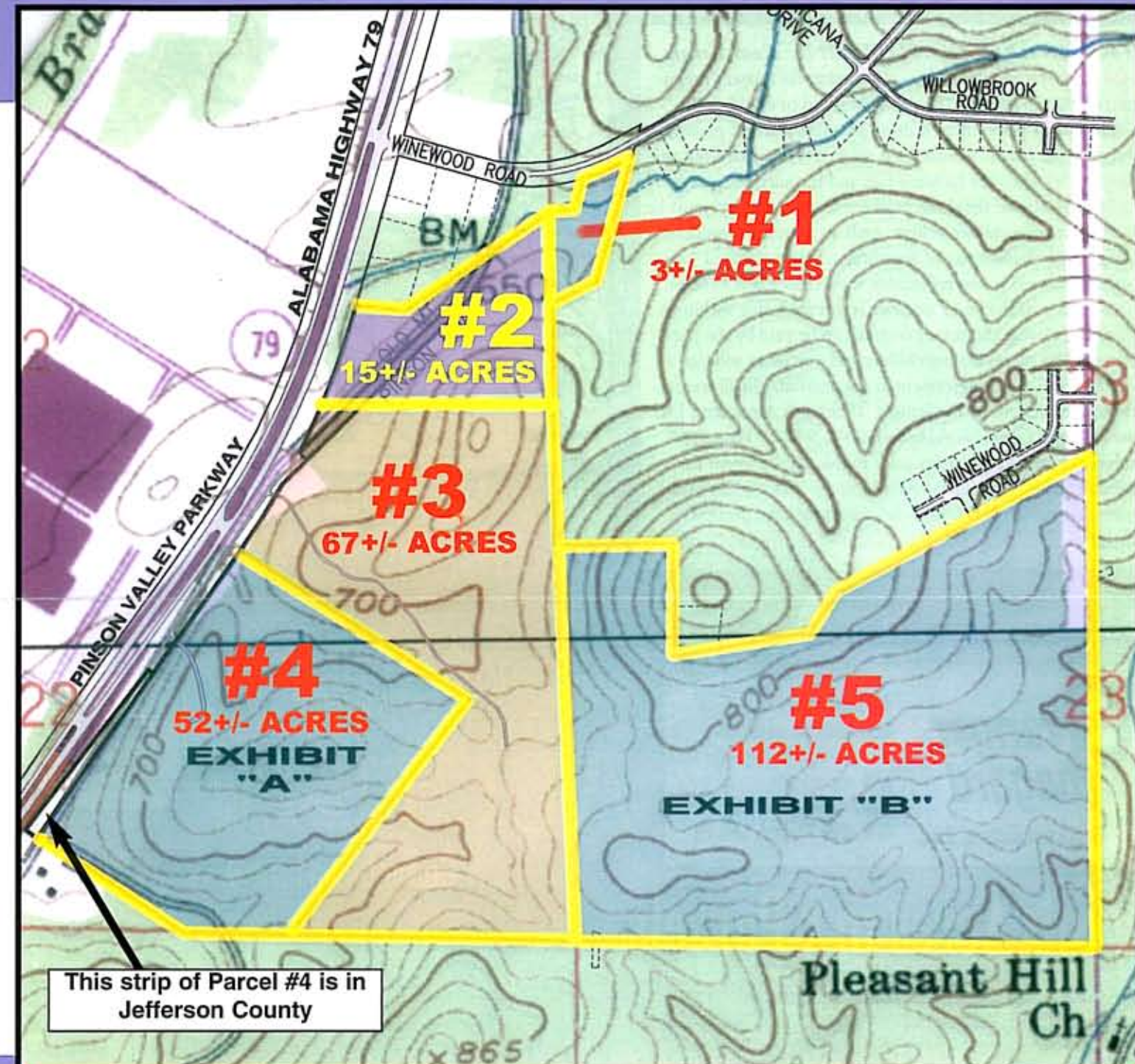
Parcel #2 — 15 Acres - Zoned R2

Parcel #3 — 67 Acres - Zoned R2

Parcel #4 — 52 Acres - Zoned QB2

Parcel #5 — 112 Acres - Zoned R2

All Parcels are in B'ham City Limits with the exception of a strip along the road on Parcel 4 which is in Jefferson County and noted on parcel map on opposite page.



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