

Absolute AUCTION

Real Estate Terms:
2% Broker Participation-Call for Details

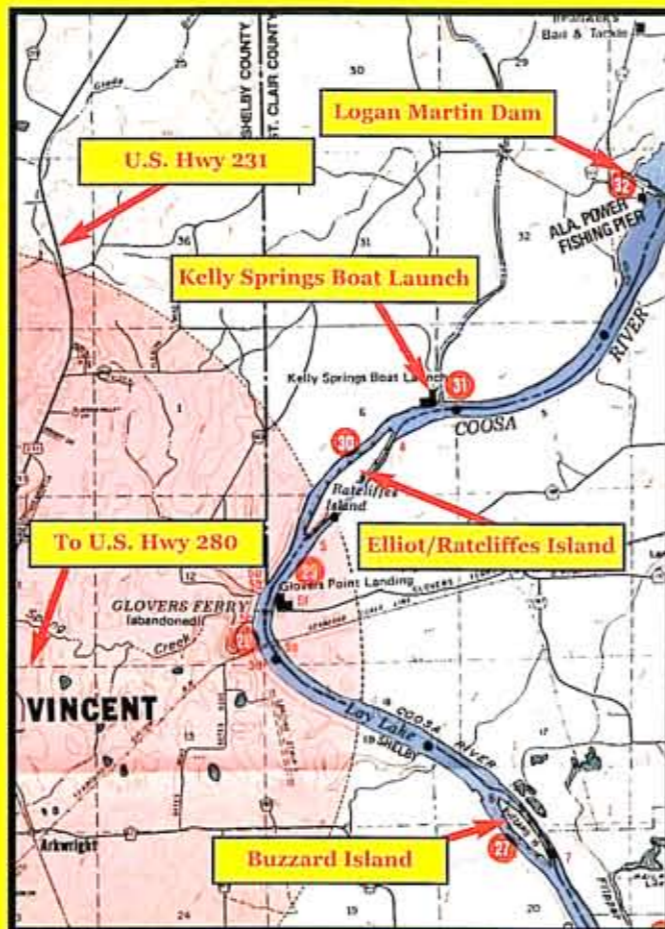
TERMS AND CONDITIONS: As a bidder you should know –
• Successful bidders must deposit 10% of the purchase price per parcel of which \$2,500 per parcel must be presented **AT THE TIME OF REGISTRATION**, in the form of cash, cashiers check, or personal or company check presented with a bank letter of guarantee. Balance of earnest money/down payment may be paid by personal or company check.

• Earnest Money/Down payment is non-refundable should purchaser fail to close. Balance of the purchase price must be paid within 30 days at closing.

• Any and all closing and survey costs are paid by purchaser. In all transactions, Granger, Thagard & Associates, Inc. is acting as a agent (working for), the Seller. 2% Broker Co-op available, call for details.

• Announcements from the auction stand take precedence over all previous oral statements or printed material.

All property sells AS IS...Where Is. 5% Auction Fee.



**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

Auction Marketing Specialists

Absolute AUCTION

Saturday • November 4 • 10:00am

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

FIRST
CLASS
MAIL

TWO ISLANDS

LOCATED IN LAY LAKE
SHELBY & ST. CLAIR COUNTIES

Alabama

Visit us on the Web at: www.gtauctions.com

(800) 996-2877 • (205) 930-0833

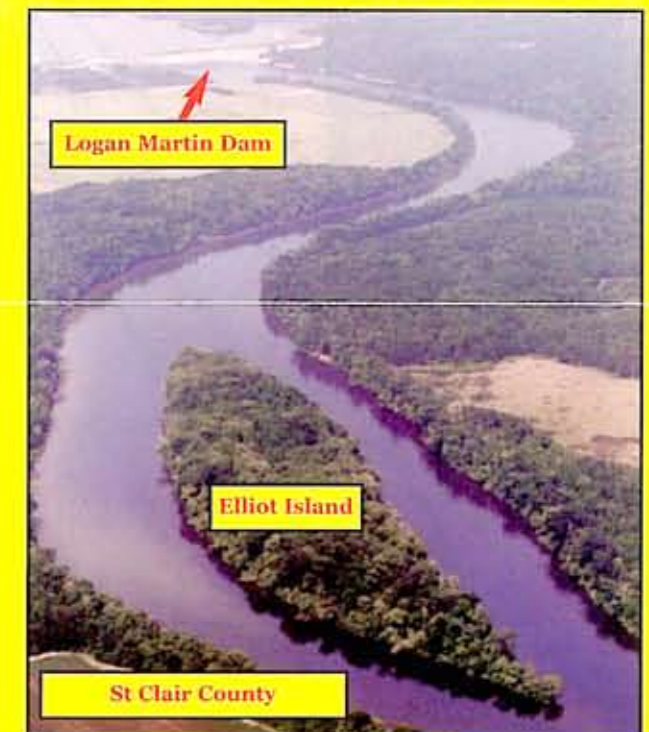
email: GTA@GTAuctions.com

Absolute AUCTION

TWO ISLANDS

LOCATED IN LAY LAKE
SHELBY & ST. CLAIR COUNTIES

Alabama



Auction Held at Vincent Volunteer Fire Department
on U.S. Hwy 231 • 2 1/2 Miles North of U.S. Hwy 280

Saturday • November 4 • 10:00am

Granger, Thagard & Associates, Inc.

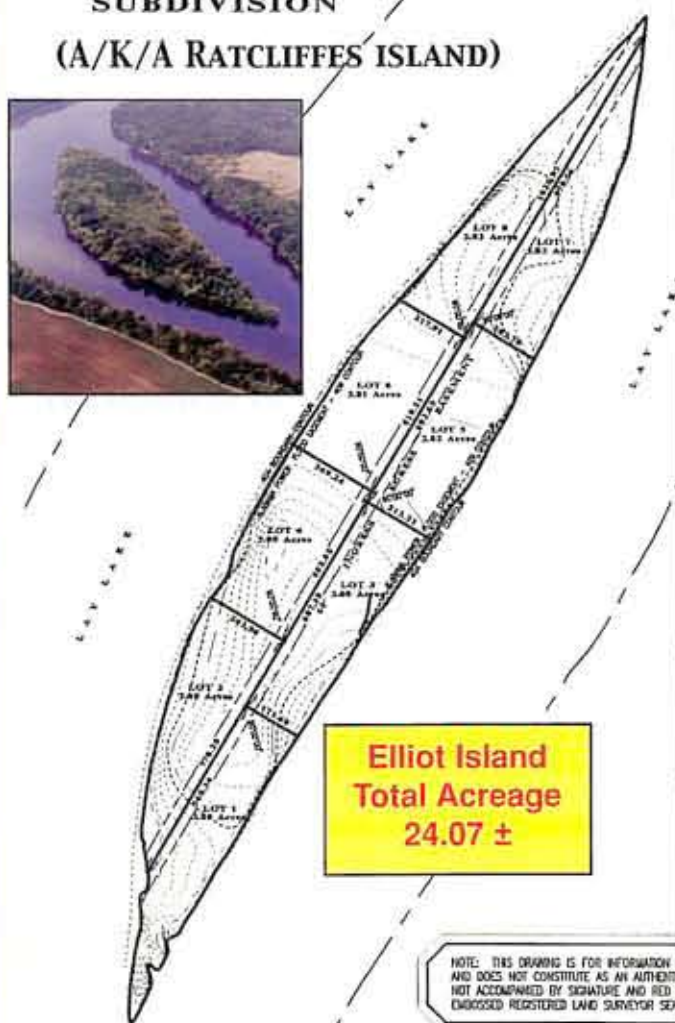
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Absolute AUCTION

Saturday • November 4 • 10:00am

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

ELLIOT ISLAND SUBDIVISION (A/K/A RATCLIFFES ISLAND)



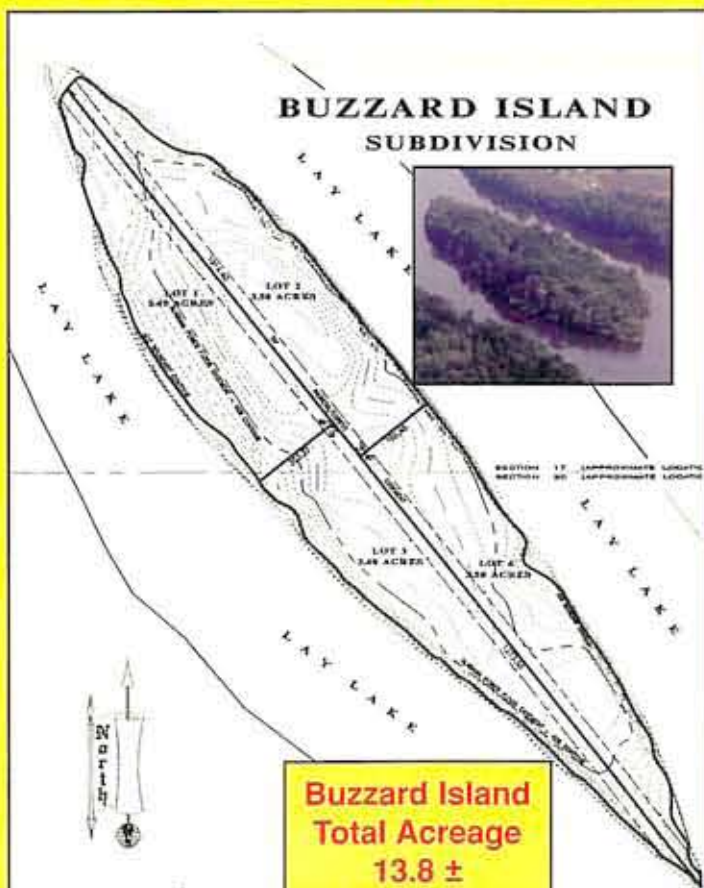
**Elliot Island
Total Acreage
24.07 ±**

NOTE: THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND DOES NOT CONSTITUTE AS AN AUTHENTIC SURVEY. NOT ACCOMPANIED BY SIGNATURE AND RED STAMPED BY LICENSED REGISTERED LAND SURVEYOR SEAL.

These islands will be offered in parcels, combinations, and as an entirety. Elliot Island has 24.07± acres and Buzzard Island has 13.8 ± Acres. Both provide privacy and feature breathtaking views, hardwood and pine timber, deer, turkey, and great fishing. These islands are located just south of Logan Martin Dam in St Clair and Shelby Counties, Alabama.

Sold to the highest bidder, regardless of price.

BUZZARD ISLAND SUBDIVISION



**Buzzard Island
Total Acreage
13.8 ±**

GRAPHIC SCALE: 1"=200'

NOTE: THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND DOES NOT CONSTITUTE AS AN AUTHENTIC SURVEY. NOT ACCOMPANIED BY SIGNATURE AND RED STAMPED BY LICENSED REGISTERED LAND SURVEYOR SEAL.

Auction Site:

Vincent Volunteer Fire Department on U.S. Hwy 231, 2 1/2 Miles North of U.S. Hwy 280. Watch for signs.

Two ISLANDS

LOCATED IN LAY LAKE
SHELBY & ST. CLAIR COUNTIES
Alabama



Buzzard Island



DIRECTIONS TO ISLANDS:

From the intersection of U.S. Hwy 280 and U.S. Hwy 231 in Harpersville, go north 4.1 miles through Vincent to Co. Road 60. Turn right on C.R. 60 go 2.6 miles to Kelly Creek Road, turn right and go 8/10 miles to landing. Take your boat up Kelly Creek to Lay Lake. Elliot and Buzzard Islands lie to the south of the mouth of Kelly Creek



Elliot Island

These two islands offer a truly unspoiled, natural setting. The potential as a family get-away, corporate retreat or development property can be seen upon your inspection.

**FOR
INFO
CALL
OUR
OFFICE**

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