



Entrances from U.S. 280 and CR 440 into the auction property as the property has changed from Chelsea Residential Zoning to Chelsea Commercial Zoning.

For ingress/egress from 280: The existing driveway from U.S. 280 into the property is for residential zoning purposes. The residential zoning will no longer exist with the subsequent ownership. The current driveway aligns with a 280 median split. The ability to use any commercial entrance from U.S. 280 into the property must be approved and awarded by ALDOT for commercial ingress and egress, as ALDOT focuses on safety.

The seller nor the auction company makes no representation that ALDOT will award a commercial driveway into the property from U. S. 280, and therefore, such an award, or lack thereof, is not a contingency in the transaction of bidding and purchasing either before, at or after the auction event. The seller and auction company advise a potential bidder to understand the ALDOT requirements for a driveway to comply with the “approved uses” of the City of Chelsea B2 COMMERCIAL zoning. Please get in touch with the ALDOT office in Shelby County for additional information.

For ingress/egress CR 440: Each parcel in the auction has frontage on CR 440. The award of a driveway to 1) each parcel or 2) the way a purchaser desires for their ingress from CR 440 to occur will be permitted by and from the Shelby County Engineer as they review safety issues regarding your request(s) and which align with approved uses of the City of Chelsea B2 Commercial zoning.

The seller nor the auction company makes no representation that the Shelby County Engineer will award commercial driveway(s). Therefore, such an award, or lack thereof, is not a contingency in the transaction to bidding and purchasing either before, at, or after the auction event. Both seller and auction company advise a potential bidder to understand the Shelby County Engineer requirements for a driveway(s) which will comply with the “approved uses” of the City of Chelsea B2 COMMERCIAL Zoning.

Please get in touch with the Shelby County Engineer's office.

Best,

Jack F. Granger

Selling for those who prefer the security of competitive bidding

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