

**BIRMINGHAM AREA
(CLASS 6) COMMERCIAL PROPERTY**



6

SELL

Top Copy - For
One Copy - For Listing Office
One Copy - For Seller

NUMBER

LAND ONLY 40 ACRES STANDIFER

(R) A. PERSONAL PROPERTY <input type="checkbox"/> 1 1. Inventory Included 2. Equipment Included 3. Fixtures Included 4. License Included 5. None	(R) B. SALE INCLUDES <input type="checkbox"/> 1 1. Land Only 2. Building Only 3. Building & Business 4. Building & Land 5. Building, Business & Land 6. Other - in Remarks	(R) C. # OF BUILDINGS <input type="checkbox"/> 1 1. One 2. Two 3. Three 4. Four 5. Five 6. Six or More 7. None/Other - in Remarks	(R) D. LEASES <input type="checkbox"/> 2 1. Ground Lease 2. Portion of All of Buildings Leased 3. None of Property Leased 4. Lease(s) Long Term 5. Lease(s) Expire Within Year 6. Lease(s) Annual 7. Rental Commission Involved in Sale	(R) E. INTERIOR <input type="checkbox"/> 2 1. Sheet Rock 2. Panel 3. Plaster 4. Masonry 5. Block 6. Concrete 7. None/Other - in Remarks	(R) F. FLOORS <input type="checkbox"/> 2 1. Wall-to-Wall Carpet 2. Partially Carpeted 3. Wood 4. Tile/Vinyl 5. Concrete 6. Metal 7. None/Other - in Remarks	(R) G. CEILING HEIGHT <input type="checkbox"/> 2 1. Eaves 8' or less 2. Eaves 8'-10' 3. Eaves Over 10' 4. Center 10' or less 5. Center 10'-12' 6. Center Over 12' 7. None/Other - in Remarks
(R) H. ROOF <input type="checkbox"/> 2 1. Shingle 2. Tile 3. Composition 4. Asphalt 5. Tar & Gravel 6. Built-up 7. None/Other - in Remarks	(R) I. HEATING <input type="checkbox"/> 1 1. Forced Air-Gas 2. Steam 3. Electric 4. Floor Furnace/Space Heater 5. Heat Pump 6. None 7. Other - in Remarks	(R) J. COOLING <input type="checkbox"/> 1 1. Central Electric 2. Central Gas 3. Window Units 4. Roof Ventilator 5. Ceiling/Paddle Fan 6. None 7. Other - in Remarks	(R) K. FUEL/FLOOD PLAIN <input type="checkbox"/> 1 1. Gas 2. Electric 3. Oil 4. Propane/Butane 5. Other - in Remarks	(R) L. WATER/SEWER <input type="checkbox"/> 2 1. Water 2. Well Water 3. No Water 4. Sewer 5. Septic Tank 6. No Sewer 7. Other - in Remarks	(R) M. PARKING <input type="checkbox"/> 2 1. On-Street 2. Off-Street Public 3. Off-Street Private 4. 5 Spaces or less 5. 6-10 Spaces 6. 11 or more Spaces 7. Other - in Remarks	(R) N. SHOWING INSTRUCTIONS <input type="checkbox"/> 2 1. Lock Box Key 2. Lock Box Combination 3. Call Agent/Office 4. Call Owner/Tenant 5. Appointment Only 6. Agent must be present to show 7. Other - in Remarks
(R) O. POSSESSION/PAYMENT INCLUDES <input type="checkbox"/> 1 1. At Closing 2. Negotiable - See Agent	(R) P. EXISTING FINANCING <input type="checkbox"/> 1 1. Clear/None 2. Conventional 3. Private 4. Add'l Mortgage 5. Governmental 6. Industrial Bonds 7. Other - in Remarks	(R) Q. ACCEPTABLE FINANCING <input type="checkbox"/> 3 1. Conventional 2. Assumable 1st Mortgage 3. Assumable 2nd Mortgage 4. Owner May Carry Mortgage 5. Exchange/Trade 6. Cash 7. Other - in Remarks	(R) R. ASSUMPTIONS <input type="checkbox"/> 2 1. Qualification Required 2. Veteran Only 3. No Escalation 4. Escalation 5. Flat Fee 6. No Assumption 7. Other - in Remarks	(R) S. SHOWING INSTRUCTIONS <input type="checkbox"/> 2 1. Lock Box Key 2. Lock Box Combination 3. Call Agent/Office 4. Call Owner/Tenant 5. Appointment Only 6. Agent must be present to show 7. Other - in Remarks	(R) T. PHOTO <input type="checkbox"/> 1 1. Take Photo 2. Office Will Supply 3. Map/Line Drawing 4. No Photo 5. Under Construction 6. Photo Request to Follow 7. Photo at a Later Date	(R) U. TYPE BUSINESS/BUILDING <input type="checkbox"/> 2 1. Retail 2. Wholesale 3. Office Building 4. Professional Service 5. Food Service 6. Automotive Service 7. Hotel/Motel 8. Warehouse 9. Light Industrial 10. Heavy Industrial 11. Medical 12. Franchise 13. Building Trade/Supplies Service 14. Historical 15. None/Other - in Remarks
(R) M. STREETS/RR FACILITY <input type="checkbox"/> 1 1. Paved Street 2. Curb & Gutters 3. Alley 4. On Bus Line 5. RR Facility 6. RR Siding/Dock 7. None/Other - in Remarks	(R) V. ROOMS/COMPONENTS <input type="checkbox"/> 4 1. Reception Area 2. Private Office(s) 3. Other Office(s) 4. Conference/Meeting Rooms 5. Kitchen Facilities 6. Basement 7. Private Restroom(s) 8. Public Restroom(s) 9. Warehouse Space 10. Warehouse Restroom(s) 11. Passenger Elevator 12. Service Elevator 13. Living Quarters 14. Loading Dock 15. Truck Door	(R) W. MISCELLANEOUS <input type="checkbox"/> 6 1. Security System 2. Security Lighting 3. Security Fencing 4. Other Fencing 5. Smoke Alarm 6. Fire Alarm 7. Fire Sprinkler System 8. 3-Phase Electrical System 9. Common/Party Wall 10. Columns/Posts 11. Overhead Crane 12. Conveyor 13. None 14. Other - in Remarks	(R) X. CONSTRUCTION/CONDITION <input type="checkbox"/> 2 1. Brick 2. Concrete/Concrete Block 3. Tilt-Up Concrete 4. Aluminum/Steel 5. Frame/Wood 6. Stone 7. Glass 8. "Butler" Type Building 9. Other Construction 10. No Building	(R) Y. CONDITION <input type="checkbox"/> 1 11. Very Good 12. Good 13. Fair 14. Needs Minor Repair 15. Needs Major Repair	(R) Z. MAJOR AREA <input type="checkbox"/> 2 11-301	

BOOK 140 PAGE 795

AD: (R) Hwy 68 - ALABAMA ST/ N. W. HAM

LG: (R) LEGAL DESCRIPTION

SF: (R) APPROXIMATE SQUARE FOOTAGE OF LOT

AF: (R) APPROX. SQUARE FOOTAGE OF OTHER SPACE

1M: (R) 132,000 ASSUMABLE 1ST MORTGAGE BALANCE (NO CENTS)

2B: (R) ASSUMABLE 2ND MORTGAGE BALANCE (NO CENTS)

HB: (R) 1ST MORTGAGE LENDER

LP: (R) 91,000 LIST PRICE (NO CENTS)

ON: (R) STANDIFER OWNER'S LAST NAME REQUIRED

AP: (R) 269-4565 ASSOCIATE'S PHONE

LS: (R) LOT SIZE (FRONT/REAR/RIGHT SIDE/LEFT SIDE)

ZN: (R) M-1 ZONING

AG: (R) APPROXIMATE AGE OF MAIN BUILDING

BF: (R) APPROXIMATE SQUARE FOOTAGE OF BUILDING(S)

TX: (R) ANNUAL TAXES (NO CENTS)

1I: (R) CURRENT ASSUMABLE 1ST MORTGAGE PAYMENT (NO CENTS)

1Y: (R) CURRENT ASSUMABLE 1ST MTG. YEARS REMAINING

LN: (R) 1ST MORTGAGE LOAN NUMBER

LB: (R) OFFICE LISTING BROKER CODE

LD: (R) 06/10/87 MONTH LIST DATE DAY YEAR

EQ: (R) EQUITY-LIST PRICE LESS ASSUMABLE MTG(S) (NO CENTS)

PE: (R) POTENTIAL EQUITY-LIST PRICE LESS ASSUMABLE MTG(S) LESS LOAN SELLER IS WILLING TO HOLD

OP: (R) 263-7269 OWNER'S PHONE

CM: (R) 5 COMMISSION TO SELLING FIRM

XD: (R) 09/10/87 MONTH DAY YEAR EXPIRATION DATE

MONTH ABBREVIATIONS			
JA	AP	JL	OC
FE	MY	AU	NO
MR	JN	SE	DE

REMARKS: (If new construction, enter appropriate insulation information.)

LINE 1: 40 ACRES M/A - WITH SEWER -

LINE 2: SEE ATTACHED LEGAL FOR PLAT

LINE 3: ZONING

1987 JUL 16 AM 10:30

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED

In consideration of your agreement to list my property for sale and to use your best efforts to find a purchaser, I hereby grant you the sole and exclusive right to sell, lease or exchange my property for a period from 06-1-87 to 09-1-87. The price to be \$9,000,000 upon terms as follows: cash.

The appropriate seller's DISCOUNT POINTS have been explained to me. YES NO . THE COMMISSION PAYABLE TO THE AGENT IN THIS SALE IS NOT SET BY THE BIRMINGHAM AREA BOARD OF REALTORS®, BUT IS NEGOTIABLE BETWEEN THE SELLER AND THE AGENT, and in this contract, the seller agrees to pay Kovaks Realty, Inc. as their agents, a sales commission in the amount of 10% for negotiating this sale.

The above agreement on sales commission, shall automatically extend and remain in force for 90 days after the above expiration should the property be sold to any party to whom it was shown during the listing. I shall not be obligated to pay such compensation if a valid listing agreement is entered into during the term of said protection period with another licensed real estate broker and the sale, lease, or exchange of the property is made during the term of said protection period. I will furnish a Title Insurance policy, and convey by regular form Warranty Deed. Taxes, insurance and rent shall be prorated from date of conveyance, if applicable. To the best of my belief, the title is good, and merchantable.

I agree to give possession on or before Closing from the date of Closing. You are hereby given the sole right to place a "FOR SALE" sign on the property, and to remove all other signs. IT IS ILLEGAL TO DISCRIMINATE IN THE SALE OR LEASE OF REAL ESTATE BECAUSE OF RACE, COLOR, RELIGION, OR NATIONAL ORIGIN. I do do not give permission for a lock box to be placed on my property. (If I permit a lock box to be used)

NOT WARRANTED
ACCEPTED: P.O. Kovaks Listing Broker or Agent
OWNER: X. Standifer
DATE SIGNED: 6-1-87

P.O. Box 69
25186