1367

BIRMINGHAM AREA
(CLASS 6) COMMERCIAL PROPERTY

Top Copy – For
One Copy – For Listing Office
One Copy – For Seller

Copy for MLS Codes

6

Johnson's Convenience Store

Rt. 1 Box 25 Wilsonville, Al. 35186

NUMBER

TRANSACTION SELL

(R) A. PERSONAL PROPERTY [1]
1. Inventory Included
2. Equipment Included
3. Fixtures Included
4. License Included
5. None

(R) B. SALE INCLUDES [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 [1]
1. One
2. Two
3. Three
4. Four
5. Five
6. Six or More
7. None/Other – in Remarks

(R) D. LEASES [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. Rents Commission Involved in Sale

(R) E. INTERIOR [4]
1. Sheet Rock
2. Panel
3. Plaster
4. Masonry
5. Block
6. Concrete
7. None/Other – in Remarks

(R) F. FLOORS [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 [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 [2]
1. Shingle
2. Tile
3. Composition
4. Asphalt
5. Tar & Gravel
6. Built-up
7. None/Other – in Remarks

(R) I. HEATING [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 [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
1. Gas
2. Electric
3. Oil
4. Propane/Butane
5. Other – in Remarks

(R) FLOOD PLAIN [1]
6. Flood Plain-Yes
7. Flood Plain-No

(R) L. WATER/SEWER [2]
1. Water
2. Well Water
3. No Water
4. Sewer
5. Septic Tank
6. No Sewer
7. Other – in Remarks

(R) M. PARKING [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. STREETS/RR FACILITY [1]
1. Paved Street
2. Curb & Gutters
3. Alley
4. On Bus Line

RR FACILITY [1]
5. RR Service
6. RR Siding/Dock
7. None/Other – in Remarks

(R) O. POSSESSION/PAYMENT INCLUDES [1]
1. At Closing
2. Negotiable-See Agent

(R) 1ST MORTGAGE PAYMENT INCLUDES [1]
3. P+I
4. P+I+T
5. P+I+T+I
6. P+I+I
7. No Mortgage/Call Agent

(R) P. EXISTING FINANCING [1]
1. Clear/None
2. Conventional
3. Private
4. Additional Mortgages
5. Governmental
6. Industrial Bonds
7. Other – in Remarks

Q. ACCEPTABLE FINANCING [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 [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 [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
1. Take Photo
2. Office Will Supply
3. Map/Line Drawing Substitute
4. No Photo
5. Under Construction-Photo Request to Follow
6. Photo at a Later Date

(R) U. TYPE BUSINESS/BUILDING [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

V. ROOMS/COMPONENTS [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

W. MISCELLANEOUS [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 [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) CONDITION [1]
11. Very Good
12. Good
13. Fair
14. Needs Minor Repair
15. Needs Major Repair

(R) Z. MAJOR AREA (11-30)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1987 OCT 20 AM 11:04
JUDGE OF PROBATE

Reg 12.50
Jud 1.00
3.50

BOOK 156 PAGE 145

START HERE FOR AL

AD: (R) ADDRESS

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

LG: (R) LEGAL DESCRIPTION

ZN: (R) ZONING

AG: APPROXIMATE AGE OF MAIN BUILDING

SF: (R) APPROXIMATE SQUARE FOOTAGE OF LOT

BF: APPROXIMATE SQUARE FOOTAGE OF BUILDING(S)

OF: APPROXIMATE SQUARE FOOTAGE OF OFFICE SPACE

AF: APPROX. SQUARE FOOTAGE OF OTHER SPACE

TX: (R) ANNUAL TAXES (NO CENTS)

TB: (R) TOTAL MORTGAGE BALANCES (NO CENTS)

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

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

1I: (R) CURRENT ASSUMABLE 1ST MTG. INTEREST RATE

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

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

2P: (R) ASSUMABLE 2ND MORTGAGE PAYMENT (NO CENTS)

LN: (R) 1ST MORTGAGE LOAN NUMBER

LB: (R) OFFICE BRANCH LISTING BROKER CODE

HB: (R) 1ST MORTGAGE LENDER

LA: (R) LISTING ASSOCIATE (FOR 2 ASSOCIATES ENTER FIRST OR LAST NAMES ONLY)

LD: (R) 05/18/87 MONTH DAY YEAR LIST DATE

CONTINUE FOR AL

LP: (R) 95000 LIST PRICE (NO CENTS)

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

MONTH ABBREVIATIONS

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

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

OP: – OWNER'S PHONE

AP: (R) – ASSOCIATE'S PHONE

BP: (R) 669-4661 BROKER'S PHONE

CM: (R) 10% COMMISSION TO SELLING FIRM

XD: (R) 03/31/88 MONTH DAY YEAR EXPIRATION DATE

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

LINE 1:

LINE 2:

LINE 3:

DEED BOOK 338 PAGE 765

CONTRACT PORTION

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, trade or exchange my property located at Hwy 25 Wilsonville for a period from 05/18/87 to _____ The price to be 95,000 upon terms as follows See above. 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 Kowakas 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 terms of said protection period. I (we) 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 IMMEDIATELY from 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 INFORMATION HEREIN BELIEVED TO BE ACCURATE BUT NOT WARRANTED.

ACCEPTED: _____ Listing Broker or Agent

OWNER: X Ollie Johnson DATE SIGNED: 5/20/87

Owner shall initial here if copy given at time of signing _____

OWNER: _____ DATE SIGNED: _____

Kowakas Realty
P.O. Box 69