

DT

1366

A. 1 Box 25 A1
Wilsonville, 35186



BIRMINGHAM AREA STATE OF ALA. (CLASS 6) COMMERCIAL PROPERTY

Top Copy - For Listing Office
One Copy - For Seller

NUMBER [] [] [] []

1987 OCT 20 AM 11:04

Alire BBA

Rec'd 2.50
Jud 1.00
3.50

(R) A. PERSONAL PROPERTY [1]
Inventory Included
Equipment Included
Fixtures Included
Lease Included
None

(R) B. SALES INCLUDES [1]
1. Land Only
2. Building Only
3. Building & Business
4. Building & Land
5. Building, Business & Land
6. Other - in Remarks

(R) C. TYPE 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
3. Lease
4. Lease (Long Term)
5. Lease/Lease Within Year
6. Lease/Annual
7. Rental Commission Involved in Sale

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

(R) F. FLOORS
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
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) 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
5. RR FACILITY
6. RR Service
7. RR Siding/Dock
7. None/Other - in Remarks

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

(R) 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. Veterans 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/Line Supply
3. Map/Line Drawing
4. No Photo
5. Under Construction-Photo Request to Follow
6. Photo at 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

(R) 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. Warehouse Elevator
12. Service Elevator
13. Living Quarters
14. Loading Dock
15. Truck Door

(R) 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. Corridor/Party Wall
10. Columns/Posts
11. Overhead Crane
12. Conveyer
13. None
14. Other - in Remarks

(R) X. CONSTRUCTION/CONDITION [2]
1. Brick
2. Concrete/Concrete Block
3. Tin-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 [1]
1. Very Good
2. Good
3. Fair
4. Needs Minor Repair
5. Needs Major Repair

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

669-6874 - Home
669-9402 - Store
669-7800 - Rest

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AD: []
ADDRESS

LG: []
LEGAL DESCRIPTION

SF: []
APPROXIMATE SQUARE FOOTAGE OF LOT

AF: []
APPROX. SQUARE FOOTAGE OF OTHER SPACE

1M: []
ASSUMABLE 1ST MORTGAGE BALANCE (NO CENTS)

2B: []
ASSUMABLE 2ND MORTGAGE BALANCE (NO CENTS)

HB: []
1ST MORTGAGE LENDER

LP: []
LIST PRICE (NO CENTS)

ON: []
OWNER'S LAST NAME REQUIRED

AP: []
ASSOCIATE'S PHONE

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

ZN: []
ZONING

AG: []
APPROXIMATE AGE OF MAIN BUILDING

BF: []
APPROXIMATE SQUARE FOOTAGE OF BUILDING(S)

TX: []
ANNUAL TAXES (NO CENTS)

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

1I: []
CURRENT ASSUMABLE 1ST MTG. INTEREST RATE

1Y: []
CURRENT ASSUMABLE 1ST MTG. YEARS REMAINING

2P: []
ASSUMABLE 2ND MORTGAGE PAYMENT (NO CENTS)

LN: []
1ST MORTGAGE LOAN NUMBER

LB: []
OFFICE LISTING BROKER CODE

LA: []
LISTING ASSOCIATE (FOR 7 ASSOCIATES ENTER FIRST OR LAST NAMES ONLY)

LD: []
MONTH LIST DATE DAY YEAR

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

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

OP: []
OWNER'S PHONE

BP: []
BROKER'S PHONE

CM: []
COMMISSION TO SELLING FIRM

XD: []
MONTH DAY YEAR EXPIRATION DATE

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

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

LINE 1: []
[] []

LINE 2: []
[] []

LINE 3: []
[] []

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 Box 25 Wilsonville for a period from 3-12-87 to 3-31-88. The price to be 79,000 upon terms as follows See 1st

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 1090 as their agents, a sales commission in the amount of 1090 for negotiating this sale.

The above agreement on sales commission, shall automatically extend and remain in force for 100 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 marketable.

I agree to give possession on or before 3/14/87 from date of 3/14/87. 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: [Signature] 3/14/87 LISTING BROKER OR AGENT
OWNER: [Signature] DATE SIGNED: 3/12/87
OWNER: [Signature] DATE SIGNED: 11/11
Kovakas Realty