



Seller's Disclosure Lot or Land



Very important document – please read carefully

This Disclosure Statement has been completed by the Seller and not a Real Estate Broker or Salesperson. It is hereby attached and made a part of the Listing Agreement **Dated** 01/16/2026 regarding the Property **Located at:**

32788 Wildflower Trail, Spanish Ft AL 36527

- A. ARE YOU (SELLER) AWARE OF ANY PROBLEMS (PAST, PRESENT OR POTENTIAL) WITH YOUR PROPERTY?**
 YES ☐ NO ☒ If Yes, please explain. (Attach additional sheets if necessary)

- B. PLEASE ANSWER ALL OF THE FOLLOWING QUESTIONS REGARDING YOUR PROPERTY:**

1. Is property connected to city water? ☐ YES ☒ NO If No, is city water available? ☒ YES ☐ NO
 If available, when will property be connected? _____

2. Is property connected to city sewer? ☐ YES ☒ NO If NO, is city sewer available? ☒ YES ☐ NO
 If available, when will property be connected? _____
 If not available, has a percolation test been performed? ☐ YES ☐ NO
 If Yes, what were the results? _____

3. Has Health Department approved a septic system? ☐ YES ☒ NO If Yes, date of approval _____ and
 Certificate # _____

4. Is property connected to cable? ☐ YES ☒ NO If No, is cable available? ☒ YES ☐ NO
 If available, when will property be connected? _____

5. Is property connected to natural gas? ☐ YES ☒ NO If No, is natural gas available? ☒ YES ☐ NO
 If available, when will property be connected? _____

6. Is property connected to electricity? ☐ YES ☒ NO If No, when will it be connected? _____

7. Are there any leases that in any way affect your property? ☐ YES ☒ NO
 If Yes, please explain. _____

8. Are mineral rights to be conveyed with the property? ☐ YES ☒ NO

9. Does the property in any way violate any environmental laws or regulations? ☐ YES ☒ NO
 If Yes, please describe. _____
 Are there any subsurface problems? ☐ YES ☒ NO

10. Are there any underground pipes, tanks, hazardous wastes or substances on the property? ☐ YES ☒ NO
 If Yes, please describe. _____
 Are there any subsurface problems? ☐ YES ☒ NO
 If Yes, please describe. _____

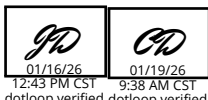
11. Are there any wetlands or other areas on the property? ☐ YES ☒ NO
 If Yes, please describe. _____

12. If property is part of a subdivision, has subdivision been approved by all necessary authorities? ☒ YES ☐ NO
 If No, when is approval expected? _____

13. Has there been settling from any cause, underground springs, or other soil problems? ☐ YES ☒ NO

14. Has there at any time been damage from fire, flooding, wind, water or other cause? ☐ YES ☒ NO
 If Yes, please explain. _____

Seller(s) Initials



15. Has property ever been tested for radon gas? ☐YES ☒NO
16. Is there a landfill (compacted or otherwise) anywhere on the property? ☐YES ☒NO
17. Have there ever been drainage problems, grading problems, or standing water problems? ☐YES ☒NO
18. Has the property ever flooded? ☐YES ☒NO
19. Is property in flood zone that may require flood insurance? ☐YES ☒NO
20. Are there any type of fees or assessments (sewer, paving, water connection, or other utilities assessments, etc.) due now or known by you to be due in the future? ☐YES ☒NO
21. Is there a Property Owner’s Association? ☒YES ☐NO Property Owner’s Association fees \$ 500 Annual Are there any types of special Proper Owners Associations assessments that may be due now or known to you to be due in the future? YES ☒NO
22. Are there any zoning violations, non-conforming uses, and violations of “setback” lines or easements? ☐YES ☒NO
Is there a shared driveway, well or any other shared features? ☐YES ☒NO
Are there deed restrictions, easements or restrictive covenants? ☒YES ☐NO
23. Does anything on your property encroach (extend on to) your neighbor’s property? ☐YES ☒NO
24. Does anything on your neighbor’s property encroach (extend on to) your property? ☐YES ☒NO
25. Are there any zoning variances, traffic routing or street widening (existing or proposed) near to or affecting your property or any adjacent property? ☐YES ☒NO
26. Are there any Historic District restrictions affecting your property? ☐YES ☒NO
27. Are there any actions, causes of action, lawsuits, liens or judgments, right of redemption, foreclosure, past, present or potential, concerning the property or bankruptcy proceedings against the Seller concerning the property? ☐YES ☒NO
28. Is there any condition, factor or stigma that affects this property in any way? ☐YES ☒NO
29. Have you received any notification under the Community Notification Act (Megan’s Law) ☐YES ☒NO

Additional explanations for responses to 1-29 above. (Attach additional sheets if necessary)

Lot has covenants and restrictions for Oaks of Cambron.

Section B. has been answered by Seller, and not the Realtor. **Seller Initials**

JD 01/16/26 12:43 PM CST WCWU-YL3P-JXW6-OVKP

Seller Initials

CD 01/19/26 9:38 AM CST 5REW-RXAB-PHTL-9CLV

The above information does not constitute a warranty of any items mentioned. THIS IS NOT A CONTRACT. Any concerns regarding the above information should be specifically addressed in a separate contract for purchase of the property. Seller acknowledges this information will be provided to any interested party and certifies that the information herein is true and correct to the best of Seller’s knowledge as of the date signed by the Seller. **Seller acknowledges that he has read this entire document and received a copy.**

Justin Downs

dotloop verified
01/16/26 12:43 PM CST
WCWU-YL3P-JXW6-OVKP

SellerDate

Catherine Downs

dotloop verified
01/19/26 9:38 AM CST
5REW-RXAB-PHTL-9CLV

SellerDate

Below to be addressed / signed by Seller with an offer to Purchase.
Seller certifies that of this date, there have been no changes, or if any changes, they are as follows:

Seller

Date

Justin Downs

dotloop verified
01/16/26 12:43 PM CST
LDTH-5EIL-XVZK-WFTS

Buyer

Date

Catherine Downs

dotloop verified
01/19/26 9:38 AM CST
QLQ4-JEZH-5GZ3-JREW

Seller

Date

Buyer

Date