

24190 US Hwy 98, Ste B
Fairhope, AL 36532



COLDWELL BANKER
REEHL
PROPERTIES, INC.

Ph: 251-990-6622
Fax: 251-990-6009

PLEASE READ CAREFULLY - Except in cases of "new construction" properties, Alabama is a "Caveat Emptor" ("Buyer Beware") State. If you have any questions, please seek advice of legal counsel.

SELLER'S DISCLOSURE

This Disclosure Statement is to be attached and made a part of the Sales Authority dated: 2/14/2026

On the property located at 1111 Hand Avenue Bay Minette AL 36507

A. ARE YOU **AWARE** OF ANY PROBLEMS OR POTENTIAL PROBLEMS, PAST OR PRESENT, WITH ANY COMPONENT OF YOUR PROPERTY (defects, malfunctions, etc.)? YES NO, if yes, check appropriate space(s) below.

<u> </u> Interior Walls	<u> </u> Floors	<u> </u> Exterior Walls	<u> </u> Insulation	<u> </u> Windows
<u> </u> Plumbing/Sewer/Septic	<u> </u> Pool	<u> </u> Slab(s)	<u> </u> Foundation	<u> </u> Electrical System
<u> </u> Driveway	<u> </u> Basement	<u> </u> Roof(s)	<u> </u> Walls/Fences	<u> </u> A/C & Heating System
<u> </u> Other (Describe) _____				

If any of above is checked, please explain. (Attach additional sheets if necessary) _____

Seller has never occupied the property and makes no representations or warranties regarding its condition. Property is being sold as-is, where-is.

B. ARE YOU (SELLER) **AWARE** OF ANY OF THE FOLLOWING:

1. Room additions, structural modifications, or other alterations, or repairs not in compliance with building codes or made without necessary permits.

 YES NO **X** UNKNOWN

2. Does the property contain:

- a. Polybutylene Plumbing
- b. EIFS Stucco Application
- c. Masonite Siding

 YES NO **X** UNKNOWN

 YES NO **X** UNKNOWN

 YES NO **X** UNKNOWN

3. Has the property ever been involved with any class action lawsuits?

 YES NO **X** UNKNOWN

4. Is the property located on or near a landfill (compacted or otherwise)?

 YES NO **X** UNKNOWN

5. Is the property covered by:

- a. Termite Contract
- b. Formosan Rider

 YES NO **X** UNKNOWN

 YES NO **X** UNKNOWN

If so, by what company? _____

6. Damage to any part of the property (repaired or otherwise) from wood infesting insects (termites, beetles, etc.) fire, smoke, or wind?

 YES NO **X** UNKNOWN

7. Has there ever been mold?

 YES NO **X** UNKNOWN

If so, where? _____

What, if anything, was done to treat it? _____

8. Settling from any cause, structural cracks in slab or foundation, slippage, underground springs, or any other soil or structural problems?

 YES NO **X** UNKNOWN

9. Have you had any homeowner's insurance claims on this property in the last three (3) years?

 YES NO **X** UNKNOWN

Current homeowner's insurance annual premium _____

 YES NO **X** UNKNOWN

10. Flooding, drainage, grading, or erosion problems?

 YES NO **X** UNKNOWN

11. Does the property require flood insurance?

 YES NO **X** UNKNOWN

12. Is there an existing Survey?

 YES NO **X** UNKNOWN



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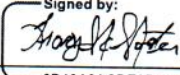
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13. Does anything on your property encroach (extend onto) your neighbors' property? ☐ YES ☐ NO ☒ UNKNOWN
14. Any zoning violations, non-conforming uses, violations of "setback" lines or utility easements? ☐ YES ☐ NO ☒ UNKNOWN
15. Is there a Homeowner's Association that has any authority over the subject property? ☐ YES ☐ NO ☒ UNKNOWN
 Monthly Fee _____ Annual Fee _____ Transfer Fee _____
 Additional Amenity Fee _____
 Rental Restricted ☐ Yes ☐ No More Than 2 Pets Allowed ☐ Yes ☐ No
 Management Company Name: _____ Phone: _____
 Email Address: _____
16. Rights of redemption, lawsuits, liens or judgments against the seller threatening to or affecting subject property? ☐ YES ☐ NO ☒ UNKNOWN
17. Property insulated with urea formaldehyde foam insulation or any asbestos materials past or present? ☐ YES ☐ NO ☒ UNKNOWN
18. Is the property connected to a septic tank? ☐ YES ☐ NO ☒ UNKNOWN
 a. If yes, is sewer connection available? ☐ YES ☐ NO ☒ UNKNOWN
 b. Are any fees due? ☐ YES ☐ NO ☒ UNKNOWN
19. Is property connected to city water? ☐ YES ☐ NO ☒ UNKNOWN
20. Was any part of the dwelling built prior to 1978? ☐ YES ☐ NO ☒ UNKNOWN
 a. If so, is there any lead-based paint? ☐ YES ☐ NO ☒ UNKNOWN
 b. Are there any hazards present in the dwelling? ☐ YES ☐ NO ☒ UNKNOWN
21. Is this colony property? ☐ YES ☐ NO ☒ UNKNOWN
22. Approximate age of roof _____ ☒ UNKNOWN
23. Is your roof/home fortified? Please provide certificate of proof. ☐ YES ☐ NO ☒ UNKNOWN
24. Approximate age of HVAC _____ How Many Units _____ ☒ UNKNOWN
25. Approximate age of Water Heater _____ Type: ☐ Gas ☐ Electric ☐ Tankless ☒ UNKNOWN
 How Many _____

If the answer to any of these is "yes," (other than #'s 5, 12, 15, 18, 21, 22, 23 and 24) please explain. (Attach additional sheets if necessary)

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SELLER CERTIFIES THAT THE INFORMATION HEREIN IS TRUE AND CORRECT TO THE BEST OF THE SELLER'S KNOWLEDGE AS OF THE DATE SIGNED BY THE SELLER.

Signed by: 
 Seller: _____
 6D13A9ACDE8D487...

Seller: _____

2/14/2026 | 5:55 PM CST

Date: _____

BUYER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS. AS THE BUYER, I AM ACKNOWLEDGING THAT I HAVE READ THIS DOCUMENT IN ITS ENTIRETY AND UNDERSTAND THAT ALABAMA IS A CAVEAT EMPTOR STATE AND IT IS MY RESPONSIBILITY TO OBTAIN ANY ADDITIONAL INSPECTION/ADVICE NEEDED OR WANTED.

Buyer: _____

Buyer: _____

Date: _____