



A Berkshire Hathaway Affiliate

VERY IMPORTANT DOCUMENT – PLEASE READ CAREFULLY



SELLER'S DISCLOSURE LOT / LAND

This Disclosure Statement has been completed by the Seller and not a Real Estate Broker or Salesperson. Seller Initials REY Seller Initials WJL

It is hereby attached and made a part of the Listing Agreement Dated: 07/26/2024 regarding the Property Located at:
LOTS 1-5 TALLOW TREE ESTATES PHASE 2 PART OF PPIN # 17453

This Seller's Disclosure is not intended to be an all inclusive list of routine property maintenance, but rather information related to corrective measures regarding significant issues.

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 *possibly*
If available, when will property be connected? _____ If not available, has a percolation test been performed? ☐ YES ☐ NO
If Yes, what were the results? _____ Has Health Department approved a septic system? ☐ YES ☐ NO
If Yes, date of approval _____ and Certificate # _____
3. Is property connected to cable? ☐ YES ☒ NO If NO, is cable available? ☐ YES ☐ NO
If available, when will property be connected? _____
4. Is property connected to natural gas? ☐ YES ☒ NO If NO, is natural gas available? ☐ YES ☐ NO
If available, when will property be connected? _____
5. Is property connected to electricity? ☒ YES ☐ NO If NO, when will it be connected? _____
6. Are there any leases that in any way affect your property? ☐ YES ☒ NO
If Yes, please explain. _____
7. Are mineral rights to be conveyed with the property? ☐ YES ☒ NO
8. 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
9. 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. _____
10. Are there any wetlands or other areas on the property? ☐ YES ☒ NO If Yes, please describe. _____
11. If property is part of a subdivision, has subdivision been approved by all necessary authorities? ☒ YES ☐ NO
If NO, when is approval expected? _____
12. Has there been settling from any cause, underground springs, or other soil problems? ☐ YES ☒ NO
13. Has there at any time been damage from fire, flooding, wind, water or other cause? ☐ YES ☒ NO If Yes, please explain. _____
14. Has property ever been tested for radon gas? ☐ YES ☒ NO

Seller(s) Initials

REY

Seller(s) Initials

WJL

PROPERTY ADDRESS Lots 1-5 Tallow Tree Estates Phase 2 Foley, Al.

15. Is there a landfill (compacted or otherwise) anywhere on the property? ☐ YES ☒ NO
16. Have there ever been drainage problems, grading problems, or standing water problems?
☐ YES ☒ NO Has the property ever flooded? ☐ YES ☒ NO
17. Is property in flood zone that may require flood insurance? YES ☐ NO ☒
18. 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
19. Is there a Property Owner's Association? ☐ YES ☒ NO
Property Owner's Association fees \$ _____ Are there any types of special Property Owners Associations assessments that may be due now or known to you to be due in the future? ☐ YES ☒ NO
20. 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
21. Does anything on your property encroach (extend on to) your neighbor's property? ☐ YES ☒ NO
22. Does anything on your neighbor's property encroach (extend on to) your property? ☐ YES ☒ NO
23. 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
Are there any Historic District restrictions affecting your property? ☐ YES ☒ NO
24. 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
25. Is there any condition, factor or stigma that affects this property in any way? ☐ YES ☒ NO
Have you received any notification under the Community Notification Act (Megan's Law) ☐ YES ☒ NO

Additional explanations for responses to 1-25 above. (Attach additional sheets if necessary) _____

Section **B.** has been answered by Seller, and not the Realtor. Seller(s) Initials REB Seller(s) Initials WJH

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.**

Seller Robert E. Griffiths

Seller Walter J. Griffiths

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: B-1 City water is not available.

Sewer if provided from Baldwin County Sewer, buyer to verify status during due diligence period.

Seller _____

Buyer _____

Seller _____

Buyer _____