



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

6/17/2026

This Disclosure Statement is to be attached and made a part of the Sales Authority dated: _____

On the property located at 12435 Lone Eagle Drive Spanish Fort, AL 36527A. ARE YOU **AWARE** OF ANY PROBLEMS OR POTENTIAL PROBLEMS, PAST OR PRESENT, WITH ANY COMPONENT OF YOUR PROPERTY (defects, malfunctions, etc.)? _____ YES X NO, if yes, check appropriate space(s) below.

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

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

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 X NO _____ UNKNOWN

2. Does the property contain:

a. Polybutylene Plumbing _____ YES X NO _____ UNKNOWNb. EIFS Stucco Application _____ YES X NO _____ UNKNOWNc. Masonite Siding _____ YES X NO _____ UNKNOWN3. Has the property ever been involved with any class action lawsuits? _____ YES X NO _____ UNKNOWN4. Is the property located on or near a landfill (compacted or otherwise)? _____ YES X NO _____ UNKNOWN

5. Is the property covered by:

a. Termite Contract X YES _____ NO _____ UNKNOWNb. Formosan Rider _____ YES X NO _____ 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 X NO _____ UNKNOWN7. Has there ever been mold? _____ YES X NO _____ 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 X NO _____ UNKNOWN9. Have you had any homeowner's insurance claims on this property in the last three (3) years? _____ YES X NO _____ UNKNOWNCurrent homeowner's insurance annual premium \$1,500 _____ UNKNOWN10. Flooding, drainage, grading, or erosion problems? _____ YES X NO _____ UNKNOWN11. Does the property require flood insurance? _____ YES X NO _____ UNKNOWN12. Is there an existing Survey? X YES _____ NO _____ UNKNOWN

24190 US Hwy 98, Ste B
Fairhope, AL 36532



COLDWELL BANKER
REEHL
PROPERTIES, INC.

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

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 \$550 Transfer Fee 275
Additional Amenity Fee _____
Rental Restricted ☒ Yes ☐ No More Than 2 Pets Allowed ☐ Yes ☐ No
Management Company Name: Destiny Parks Phone: _____
Email Address: destinyparks@mehsi.com
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 2018
23. Is your roof/home fortified? Please provide certificate of proof. ☒ YES ☐ NO ☐ UNKNOWN
24. Approximate age of HVAC 2018 How Many Units 1 ☐ UNKNOWN
25. Approximate age of Water Heater 2018 Type: ☒ Gas ☐ Electric ☒ Tankless
How Many 1 ☐ UNKNOWN

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)

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: Adam Grantham
B17177FB0F7747C...

Signed by:
Seller: Lauren C. Grantham
093C15D3E1554D9...

Date: 6/17/2026

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 ENTIRITY 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: _____