



Seller Disclosure Statement

VERY IMPORTANT DOCUMENT-PLEASE READ CAREFULLY

This Disclosure Statement has been completed by the Seller and not by the Realtor. It is hereby attached and made a part of the Sales Authority dated 06/12/2026 regarding the property located at 6141 Ranch Road East, Grand Bay, AL 36541.

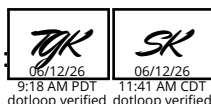
ARE YOU (SELLER) AWARE OF ANY PROBLEMS (PAST, PRESENT, OR POTENTIAL) WITH YOUR PROPERTY OR ANY COMPONENT, APPLIANCE, EQUIPMENT, SYSTEM, ETC.
PLEASE EXPLAIN BELOW:

No

PLEASE ANSWER ALL OF THE FOLLOWING QUESTIONS REGARDING YOUR PROPERTY:

- Does the property or any of its components and/or systems violate any building codes?
YES ☐ NO ☒ UNKNOWN ☐
- Were any room additions, structural modifications, or other alternations or repairs made without necessary permits? YES ☐ NO ☒ UNKNOWN ☐ Is there any living area that is not heated or cooled? YES ☐ NO ☒ UNKNOWN ☐ If yes to either of these questions, please explain: _____
- Is there finished wood flooring under carpet? YES ☐ NO ☐ UNKNOWN ☐ If so, which rooms? _____
- Has there been settling from any cause, structural cracks in slab or foundation, slippage, underground springs, or other soil or structural problems? YES ☐ NO ☒ UNKNOWN ☐
- Has there been infestation or damage from wood infesting insects (termites, beetles, etc.) or fungus (old, new, repaired or otherwise)? YES ☐ NO ☒ UNKNOWN ☐
Explain: _____
- Has there been damage from fire, smoke, flooding, wind, water or other cause (old, new, repaired or otherwise)? YES ☐ NO ☒ UNKNOWN ☐ Explain: _____
- Has there ever been any mold? YES ☐ NO ☒ UNKNOWN ☐ If so, where? _____
What, if anything, was done to treat it? _____
- Do you have a termite bond? (Not pest control) YES ☒ NO ☐ UNKNOWN ☐ If yes, is it for ☐ retreatment or ☒ replacement? Does it have a formosan rider? YES ☐ NO ☐ UNKNOWN ☒
Name of the termite company: Cooks Pest Control What is the contract expiration date? 2027

Seller Initials:

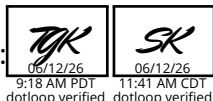


Buyer initials: : _____

9. Does the property contain lead-base paint, urea formaldehyde foam insulation, or any asbestos material? YES ☐ NO ☒ UNKNOWN ☐
10. Are fireplaces/chimneys working? YES ☐ NO ☐ UNKNOWN ☐
Have fireplaces/chimneys ever been inspected? YES ☐ NO ☐ UNKNOWN ☐ When? _____
Are gas logs working? YES ☐ NO ☐ UNKNOWN ☐
11. Are any appliances, alarm systems/services, or exterior lighting leased or rented? YES ☐ NO ☒ UNKNOWN ☐ If yes, state which system and the name of the lessor: _____
12. Is there a landfill (compacted or otherwise) anywhere on the property? YES ☐ NO ☒ UNKNOWN ☐
13. Has there ever been drainage problems, grading problems, or standing water problems? YES ☐ NO ☒ UNKNOWN ☐
14. Is property in a flood zone that may require flood insurance? YES ☐ NO ☒ UNKNOWN ☐
15. Is the property connected to a septic tank? YES ☒ NO ☐ UNKNOWN ☐ When was septic tank last inspected? 2025 Is property connected to city sewer? YES ☐ NO ☒ UNKNOWN ☐
If no, is city sewer available? YES ☐ NO ☒ UNKNOWN ☐
16. Is property connected to city water? YES ☐ NO ☒ UNKNOWN ☐
Is property on well water? YES ☒ NO ☐ UNKNOWN ☐
17. Are there any fees or assessments (sewer, paving, water connection, homeowner association, etc.) due now, or known by you to be due in the future? YES ☐ NO ☒ UNKNOWN ☐
18. Is there a Homeowner/Property Owner Association? YES ☐ NO ☒ UNKNOWN ☐
Association Fees \$ _____ per _____. Condo Fees \$ _____ per _____
19. Are there any zoning violations, non-conforming uses, violations of "setback" lines or easements? YES ☐ NO ☒ UNKNOWN ☐ Is there a shared driveway, well or any other shared features? YES ☐ NO ☒ UNKNOWN ☐ Are there deed restrictions, easements, or restrictive covenants? YES ☐ NO ☒ UNKNOWN ☐
20. Does anything on your property encroach (extend onto) your neighbor's property? YES ☐ NO ☒ UNKNOWN ☐
21. 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 ☒ UNKNOWN ☐ Are there any Historical District restrictions affecting your property? YES ☐ NO ☒ UNKNOWN ☐
22. Are there any actions, causes of actions, lawsuits, liens or judgements, right-of-redemption, foreclosures (past, present, or potential) concerning the property or bankruptcy proceedings against you, the Seller? YES ☐ NO ☒ UNKNOWN ☐
23. Is there any condition, factor, or stigma which affects this property in any way? YES ☐ NO ☒ UNKNOWN ☐ Have you received any notification under the Community Notification Act (Megan's Law)? YES ☐ NO ☒ UNKNOWN ☐

EXPLANATIONS FOR REPONSES ABOVE (Attach additional sheets if necessary):

Seller Initials:



Buyer initials: : _____

The information provided in this Seller Disclosure Statement **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.

<i>Tiffany Gayle Keyser</i>	dotloop verified 06/12/26 9:18 AM PDT QTCN-MEMV-I1LV-EQCF
<i>Sean Keyser</i>	dotloop verified 06/12/26 11:41 AM CDT UI3C-BALI-KTSR-OHV1

Seller **Date**

All blanks have been answered by the Seller, not the Realtor.

Initials:  

06/12/26 06/12/26
9:18 AM PDT 11:41 AM CDT
dotloop verified dotloop verified

Seller certifies that as of this date there have been no changes, or if any changes, they are as follows:

Seller **Date**

Buyer **Date**

Seller **Date**

Buyer **Date**

Seller Initials:  

06/12/26 06/12/26
9:18 AM PDT 11:41 AM CDT
dotloop verified dotloop verified

Buyer initials: : _____