

Property Information Sheet

Note: This is just for informational purposes only and is subject to change. Seller and seller's agent make no guarantees regarding the accuracy of this information. It is up to the buyer and/or buyer's agent to verify information. Buyer and/or buyer's agent may be responsible for any required fees.

Property / GPS Address: 0 Tom Shivers Road, Flomaton, AL 36441

Parcel Number: 30 25 07 36 0 000 011.000

Electric Provider: Southern Pine Electric (Available. Connection Req'd) Phone: 251-867-5415

Water Provider: Central Water Works (Available. Connection Req'd) Phone: 850-256-3849

Septic or Sewer: _____

Garbage Services: ☒ Y / ☐ N Provider: Republic Services (Available. Set up Required)

Phone: 888-748-3782 Day of Pick Up: _____

Trash Services: ☐ Y / ☐ N Provider: _____

Phone: _____ Day of Pick Up: _____

Internet/Cable: Mediacom Bolt (Available. Set up Req'd) Phone: 855-582-0038

Gas Provider: _____ Phone: _____

Age of Roof: N/A Age of HVAC: N/A

Age of Water Heater: N/A

Survey: ☐ Y / ☐ N Company: _____ Phone: _____

Taxes: \$ 68.79 (2025)

HOA Fees: \$ N/A ☐ Annual ☐ Monthly ☐ Mandatory ☐ Voluntary

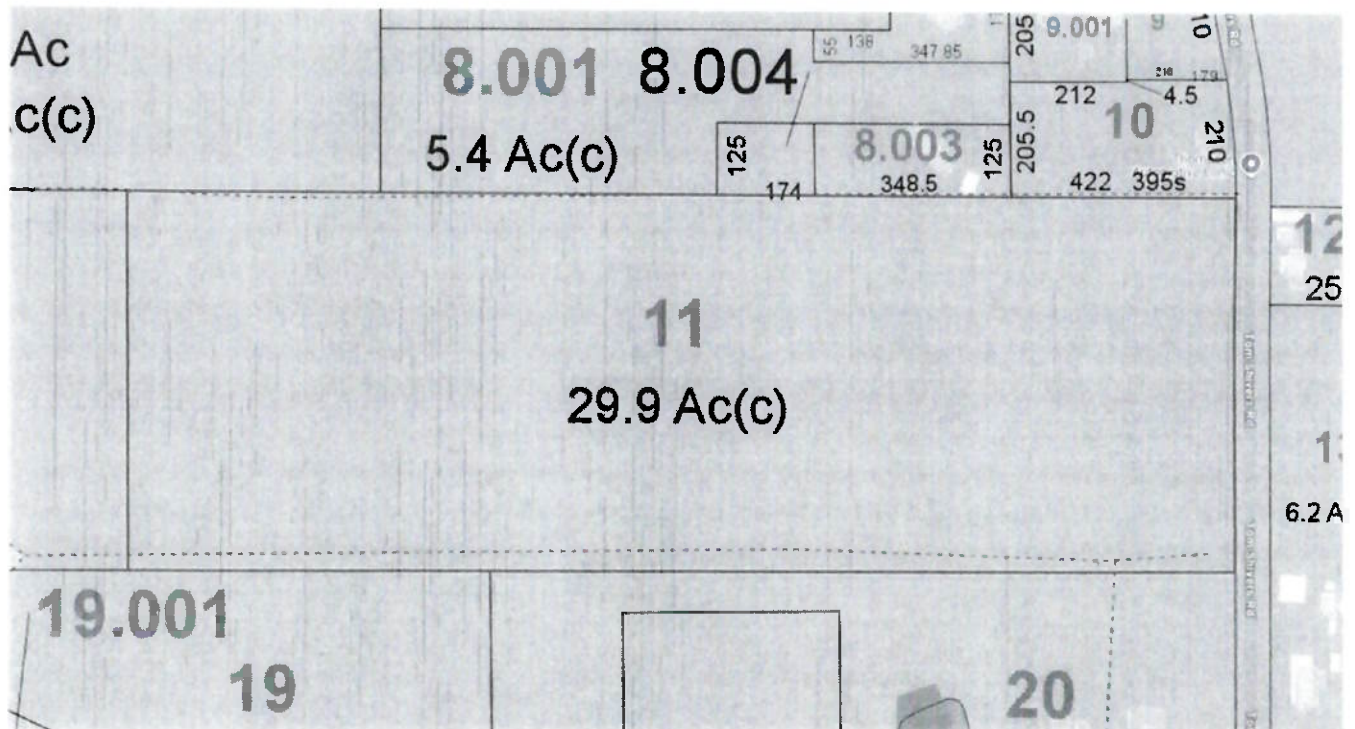
Contact: _____

Always call if you have any questions!

251-368-1063

Ask for your Realtor!

phd
REALTY, LLC.



Escambia County Alabama 2025 - Public GIS

W12/M110 - f23.7.1c-d23.1.1 - EscambiaAL - 09-30-2025

Parcel Details

[FavLink](#) [PRCMap](#) [NewSrch](#) [Back](#) [Print](#)

Parcel

Delta Pin:	115962		
Parcel No:	30 25 07 36 0 000 011.000		
Prop Addr:	0		
Deed Acres:	30.00		
Deed Info:	B CASE	P 0007008	D 05-06-1998
Plat Info:	B	P	D --
Neighborhood:	L TRACT C		
Tax District:	S2-S2		

Owner

Name:	HENDERSON WILLNEILA W (ESTATE)
Address:	C O RACHEL BICKERSTAFF
Address:	541 WINDSOR DR
City, State, ZIP:	MADISON, MS 39110

Values

Land Total:	\$82,400.00
Building Total:	\$0.00
Appraised Value:	\$82,400.00
Yrly Tax:	\$68.79 for 2025

Tax History

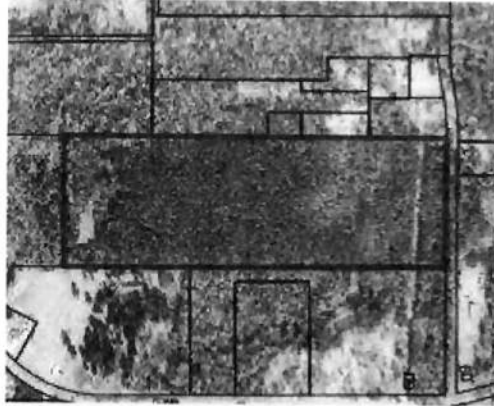
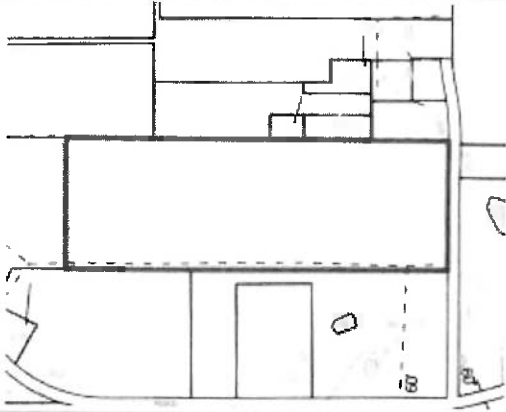
Tax Year	Date Paid	Amount Paid
2024	12/12/2024	\$68.09
2023	12/28/2023	\$82.09
2022	12/8/2022	\$81.39

[Basic](#) | [Parcel](#) | [Land](#) | [Bldg](#) | [Imp](#)

*Directly
across
from 226
Tom Shiverin
Rd*

Escambia County Alabama - 2026

Property Record Card

[Print](#) [Close](#)

Parcel Info

Parcel Number			Pin#	Account#	Exempt
2507360000011000			115962	89573	Not Exempt
Subdivision					
Neighborhood		TIMBER LANDS LARGE TRACT			
District	City	S-T-R	Acreage	Lot Size	Deed B/P/D
10	County Dist 2	36-01N-07E	29.9		CASE-7008-//
Brief Description		ALL THE N1/2 OF SE1/4 OF NE1/4 & NE1/4 OF SW1/4 OF NE1/4 SEC 36; T1N; R7E; LESS R W PUBLIC RDS CONTAINING 29.9 AC (C)			

Owner

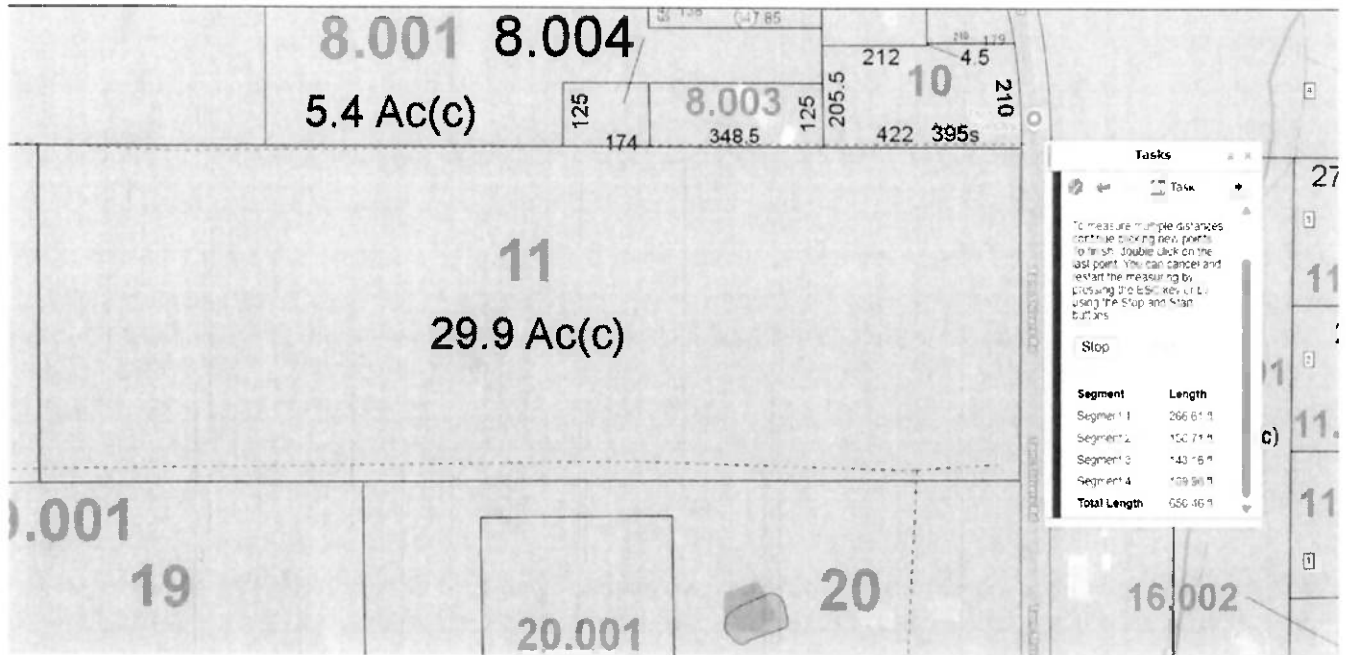
Name	HENDERSON WILLNEILA W (ESTATE) C/O RACHEL BICKERSTAFF				
Mailing Addr	541 WINDSOR DR MADISON, MS 39110		Physical Addr		

Values

Land Total:	\$82,400.00
Building Total:	\$0.00
Appraised Value:	\$82,400.00
Yrly Tax:	68.79

Tax History

Tax Year	Date Paid	Amount Paid
2024	12/12/2024	\$68.09
2023	12/28/2023	\$82.09



STATE OF ALABAMA)
)
 ESCAMBIA COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That we, Allen Henderson, Jr. also known as Allen J. Henderson, and wife, Joyce P. Henderson and Wiley P. Henderson and wife, Willneila W. Henderson, herein called Grantors, for and in consideration of TEN DOLLARS AND OTHER VALUABLE AND ADEQUATE CONSIDERATION to us in hand paid by Wiley P. Henderson, herein called Grantee, the receipt whereof is hereby acknowledged, do grant, bargain, sell and convey unto the Grantee, his heirs and assigns forever, the following described property, situated, lying and being in Escambia County, Alabama, to-wit:

* PARCEL NO. ONE (1): North Half of the Southeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$) Section 36, Township 1 North, Range 7 East, Escambia County, Alabama, and the Northeast Quarter of the Southwest Quarter of the Northeast Quarter (NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section 36, Township 1 North, Range 7 East, Escambia County, Alabama, containing 30 acres. 30-35-07-36-11C/m
The above described property is the same property conveyed to Allen J. Henderson and Wiley P. Henderson by Warranty Deed recorded in Deed Book 212 at Pages 663-4 in the Office of the Judge of Probate of Escambia County, Alabama.

PARCEL NO. TWO (2): Beginning at the Northwest corner of North Half of Southwest Quarter of Northeast Quarter (NW cor. of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section 30 Township 2 North, Range 10 East, and run thence East a distance of Two Hundred Ninety-Eight (298) feet more or less, to West side of a Twenty (20) foot road, thence run South along said road a distance of One Hundred Sixty (160) feet, more or less, to make a starting point; thence continue South along said Twenty (20) foot road a distance of One Hundred Ten (110) feet, more or less, thence run West a distance of One Hundred (100) feet, more or less, thence run North a distance of One Hundred Ten (110) feet, more or less, thence run East a distance of One Hundred (100) feet, more or less, and back to point of starting. Platted as Lot 9, Page 205, Section 30, Township 2 North, Range 10 East. 30-15-09-30-1-004-13 ✓

PARCEL NO. THREE (3): Commencing at Northwest Corner of Southeast Quarter of Northeast Quarter of Section 30, Township 2 North, Range 10 East, thence run East Two Hundred (200) feet, thence run South One Hundred (100) feet; thence run West Two Hundred (200) feet, thence run North One Hundred (100) feet, to point of beginning. Platted as Lot 11, Page 205, Section 30, Township 2 North, Range 10 East. 30-15-09-30-1-004-16 ✓

PARCEL NO. FOUR (4): Beginning at Southwest Corner of Northeast Quarter of Southeast Quarter of Section 21, Township 2 North, Range 10 East, and run thence East Five Hundred Thirty-One (531) feet to form a starting point, which said point is where South boundary line of said 40 intersects East boundary line of Brewton-Kirkland Roads; thence run North Thirty-seven (37) degrees East and along said Brewton-Kirkland Roads a distance of Eighty-eight (88) feet; thence run South Seventy (70) degrees East One Hundred Seventy Nine and six tenths (179.6) feet more or less, and to a point on South line of said forty (40) acre tract, which said point is approximately fifty-five (55) feet West of the West line of the L & N RR right-of-way, thence run West along South line of said Forty (40) acre tract Two Hundred Forty Two (242) feet, more or less and back to point of beginning, Section 21, Township 2 North, Range 10 East. 30-15-05-31-4-013-6 ✓

The above described property described in PARCELS 2, 3 and 4 is the same property conveyed to Allen J. Henderson and Wiley P. Henderson by Tax Deed recorded in Deed Book 267 at Page 554-64 in the Office of the Judge of Probate, Escambia County, Alabama.

LESS AND EXCEPT: There is excepted from this conveyance and not conveyed herein all of the oil, gas and other minerals of every kind or character in, on, or under each of the above described parcels of property together with the free right of ingress or egress for mining and exploration purposes.

TO HAVE AND TO HOLD the same unto the said Grantee, his heirs and assigns forever, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 12th day of February, 1988.

Executed in the presence of:

Joyce P. Henderson
Willneila W. Henderson

Allen J. Henderson (SEAL)
Joyce P. Henderson (SEAL)
Willneila W. Henderson (SEAL)
Wiley P. Henderson (SEAL)

STATE OF ALABAMA)

ESCAMBIA COUNTY)

I, A. H. Coleman, a Notary Public in and for the said State and County, hereby certify that Allen Henderson, Jr., and wife, Joyce P. Henderson, Wiley P. Henderson and wife, Willneila W. Henderson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand, this 12th day of February, 1988.

A. H. Coleman
Notary Public

Comm. Exp. 8/22/1990

THE STATE OF ALABAMA, ESCAMBIA COUNTY
HEREBY CERTIFY THAT THE WITHIN INSTRUMENT

WAS FILED IN THE OFFICE FOR RECORD ON
THE 15 DAY OF Feb 1988
AT 11:57 A. M.
AND RECORDED IN DEED BOOK 267 AT PAGE 554-64

Martha B. Bland
JUDGE OF PROBATE

Doc 1.55
Sec 50
Mc 5.00
7.05

THIS IS PROVIDED FOR INFORMATION PURPOSES. THIS IS NOT A CONTRACT.

REAL ESTATE BROKERAGE SERVICES DISCLOSURE

➤ Alabama law requires you, the consumer, to be informed about the types of services that real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A **SINGLE AGENT** is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be the seller or the buyer. The licensee when acting as an agent must represent the best interests of the client by placing the interests of the client ahead of the interests of any other party. In a real estate transaction, when a real estate licensee is employed as an agent, the licensee is obligated to advise and advocate for the best interests of his or her client. A single agent must be loyal and faithful to the client.

When two or more licensees under the same qualifying broker are in separate agency agreements with a different party in the same transaction, the qualifying broker can designate those licensees as single agents as to the licensee's client. The designation must be in writing and done as soon as reasonably possible. A designated single agent is not a dual agent, and neither the qualifying broker, the designated single agent, nor any other licensee involved in the transaction shall be assumed to have knowledge to any other party with whom the licensee has not entered an agency agreement.

A **DUAL AGENT** is a licensee, who is an individual, acting as an agent for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to each client, except where the duties owed to the clients' conflict with one another.

A **TRANSACTION FACILITATOR** assists one or more parties, who are customers, in a sale. Transaction facilitator describes a brokerage arrangement whereby the real estate licensee assists one or more parties, who are customers, in a contemplated real estate transaction, without being the agent, fiduciary, or advocate of that party to the transaction. The transaction facilitator can act as an intermediary between buyers and sellers. A licensee can serve as a transaction facilitator to a single party or to both the buyer and seller. A licensee can also represent one party as an agent and serve as a transaction facilitator for the other party in the transaction. In the absence of an agency agreement, a licensee is presumed to be acting as a transaction facilitator for any otherwise unrepresented party to whom the licensee is providing services.

➤ **Alabama law imposes the following obligations on all real estate licensees to all parties in a real estate transaction:**

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. To present all written offers in a timely and truthful manner when assisting a party in the negotiation of a real estate transaction; and
5. To act on behalf of the licensee or his or her immediate family, or on behalf of any other individual, organization, or business entity in which the licensee has personal interest only with a timely written disclosure of this interest to all parties to the transaction.



➤ **Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you.**

Some examples are:

1. Provide information about properties;
2. Show properties;
3. Assist in making a written offer; or
4. Provide information on financing.

You may choose which type of service you want from a licensee and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction facilitator. A written agreement is required by law prior to a licensee listing a property on your behalf or submitting an offer on your behalf for compensation.

The licensee's broker is required by law to have on file an agency disclosure office policy describing the company's brokerage services and general information on how the company and licensee are compensated for the brokerage services. That agency disclosure office policy is required, in addition to this form, to be provided to you prior to the licensee providing you any brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule, but it would be appreciated.

Bub Gideons

Name of Licensee

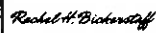
	dotloop verified 03/19/26 4:07 PM CDT HP62-NZCH-SBPJ-WIWI
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Licensee's Signature

Date

Rachel H. Bickerstaff, Wiley Phillip Henderson Jr., Charlotte H. Lee, and Victoria H. Benton

Name of Consumer

	dotloop verified 03/23/26 3:25 PM CDT VTGS-TRAR-PB65-TCMR		dotloop verified 04/01/26 9:05 PM CDT CCFW-GZ3N-XDKK-QZ6I
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Consumer's Signature (Acknowledgement for Receipt Purposes Only)

Date



PHD Realty LLC Agency Disclosure Office Policy

Thank you for considering working with PHD Realty. We have given you a copy of the RECAD Brokerage Services Disclosure Form, which reviews all the brokerage services that are legal in Alabama. We are giving you this Agency Disclosure Office Policy to inform you of the brokerage services that PHD Realty offers. If you have any questions, please ask us.

PHD Realty works as a Transaction Facilitator and assists one or more parties, who are customers, in a sale.

NOTICE: *PHD Realty's compensation is not set by local, state, or federal law or by the rules of any REALTOR® Association and it is negotiable. Please be advised that you may speak with multiple companies about their services and compensation before signing a contract with a company.*

For sellers: At PHD Realty, we charge a percentage of the sales price to list and market your property. We will determine a specific amount/rate of compensation in a Listing Agreement, which is a contract between you and PHD Realty. If you choose to work with us, your payment will be due upon closing and deducted from the proceeds of the sale. There is a \$500.00 cancellation fee and a minimum commission of \$1,000. Please read your Listing Agreement carefully and ask us about any terms you don't understand or would like to negotiate before signing the document.

You may be asked by a prospective buyer to help pay their real estate agent's compensation. We will never require you to pay the Buyer's agent in order to list your property with us. This decision is up to you. We will pay a percentage of the compensation you agree to pay PHD Realty to the buyer's agent.

For buyers: At PHD Realty, we ask the Seller and the Seller's Broker to pay PHD Realty a percentage of the sales price as compensation. If the Seller or Seller's Broker is not offering a buyer's agent compensation, we charge a percentage of the sales price to help you locate and purchase a property. We will determine a specific amount/rate of compensation in a Buyer Agreement, which is a contract between you and PHD Realty. We will work with you to try to get the seller to pay as much of our compensation as possible. However, any remainder that the seller does not pay will be due from you at the closing of the purchase. Please read your Buyer Agreement carefully and ask us about any terms you don't understand or would like to negotiate before signing the document.

<i>Rachel H. Bickerstaff</i>	dotloop verified 03/23/26 3:25 PM CDT 3QZZ-KRRL-JJDV-ND9M
Signature	Date

<i>Wiley Phillip Henderson Jr.</i>	dotloop verified 04/01/26 9:05 PM CDT ZJ7M-FQBW-NYJP-LZJM
Signature	Date

<i>Charlotte H. Lee</i>	dotloop verified 03/26/26 1:32 PM CDT OKLH-T5BT-XJCN-SS13
Signature	Date

<i>[Signature]</i>	dotloop verified 03/27/26 9:20 PM CDT YV15-SAOI-KCMU-FZFU
Signature	Date

<i>Bub Gideons</i>	dotloop verified 03/19/26 4:07 PM CDT H9BN-BTP6-PYTC-0IRZ
Agent Signature	Date



REALTY, LLC.

Inspections & Administrative Fee Disclosure

1812 South Main Street
 Atmore, AL 36502
 251-368-1063 office
 251-321-0150 fax
www.phdrealty.com

1. **BUYER'S INSPECTIONS DISCLOSURE:** PHD Realty, LLC recommends that you obtain a home inspection, termite inspection, survey, and septic inspection (if applicable) during your due diligence period provided in the contract. Below is an estimate of prices that will be out-of-pocket costs for the Buyer upon the acceptance of an offer. Please note that these prices are estimates and can vary based on the location, size of property, and company.

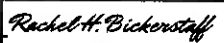
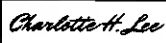
Buyer elects to perform selected recommended inspections and agrees to pay any & all applicable fees to the businesses performing elected services.

	Starting Price
☐ Yes ☐ No Home Inspection	\$350-\$400
☐ Yes ☐ No Reinspection	Varies by vendor
☐ Yes ☐ No Termite Inspection	\$95-\$125
☐ Yes ☐ No Survey (if applicable)	Price varies based on company and acreage
☐ Yes ☐ No Septic Inspection (if applicable)	\$370
☐ Yes ☐ No Other:	Estimated Pricing to be provided by vendor
☐ Yes ☐ No Declines All Inspections	N/A
Required Admin Fee (See Below)	\$50

If you elect to proceed without the benefit of the above-mentioned Inspections, you agree to hold harmless **PHD Realty, LLC** and its associates from any liability or damages resulting from such election.

2. **BUYER / SELLER ADMINISTRATIVE FEE DISCLOSURE:** In recent years, the required documentation associated with real estate transactions has increased substantially. This requirement is a result of the need to protect both purchasers and sellers by disclosing important facts that are pertinent to the transaction. As a service, PHD Realty retains and stores copies of these records, both printed and electronic, for 7 years with the ability to retrieve documents. The increased documentation and storage requirements have resulted in the necessity of implementing a **Fifty-Dollar (\$50)** Administrative Transaction fee for retention costs. This fee is collected at the time of closing from the ☐Buyer / ☒Seller on each transaction.

Your signature(s) below indicate that these points have been discussed with you by the sales agent and that you are satisfied.

Buyer:	 ddloop verified 03/20/26 3 12 PM CDT HVQZ-HULI-CAYW-X0UD	Rachel H. Bickerstaff	_____
	(Signature)	(Print)	Date
Buyer:	 ddloop verified 04/01/26 8 54 PM CDT LIU* C2FZ-ABXY-MWUJ	Wiley Phillip Henderson Jr.	_____
	(Signature)	(Print)	Date
Seller:	 ddloop verified 03/20/26 6 37 AM CDT TGSS-YSNS-CHCS-8HUZ	Charlotte H. Lee	_____
	(Signature)	(Print)	Date
Seller:	 ddloop verified 03/24/26 11 51 AM CDT MDUV-ZMDR-HXNH-7SVJ	Victoria H. Benton	_____
	(Signature)	(Print)	Date



EXCLUSIVE AUTHORIZATION TO SELL: LISTING AGREEMENT FOR UNIMPROVED LAND/LOT

THIS EXCLUSIVE AUTHORIZATION TO SELL: LISTING AGREEMENT FOR UNIMPROVED LAND/LOT ("AGREEMENT") IS MADE BY AND BETWEEN Willneila W. Henderson Estate

sole Owner(s)/Seller(s)/Authorized Agent(s) ("Seller") of the herein described Property, and
PHD Realty

("Broker"), upon the following terms and conditions.

The **Subject Property** is described as follows:

Street Address 0 Tom Shivers Road

City Flomaton, County Escambia, State AL, Zip 36441

Legal Description 30 25 07 36 0 000 011.000

PPIN# 115962

AGENCY: Seller acknowledges that Listing Broker has provided Seller with a written disclosure form entitled the Alabama Real Estate Consumer's Agency Disclosure (RECAD) and has been informed as to the specific types of brokerage services that are provided by Listing Broker. In accordance with this Agreement, Seller hereby appoints Listing Broker and Listing Broker hereby accepts such appointment as the sole and exclusive Agent of Seller to list, market, show and otherwise offer for sale or trade the subject Property to all potential Buyers. Seller ☐ does ☒ does not authorize Listing Broker to act as a Dual Agent in the sale of Seller's Property. Should Seller and any Buyer each authorize Listing Broker to act as a Dual Agent, Seller agrees that a Agency Agreement shall be executed by Seller and such Buyer at the time of the Buyer's Offer to Purchase and made an integral part of the Purchase Agreement.

All listings are, by law, the property of the Broker.

NONDISCRIMINATION: Federal law prohibits discrimination in the sale, rental, lease or negotiation for Property to be used for housing based on race, color, religion, sex, handicap, familial status or national origin.

The attached Baldwin Realtors Multiple Listing Service (BR MLS) Seller Property Input Form(s) are incorporated into and made a part of this Listing Agreement.

1. PERIOD OF AGREEMENT: This Agreement shall be effective for a period of time beginning on 03/24/2026, and ending on 03/25/2027 at 12:00 midnight, unless the expiration date is extended in writing signed by both Seller and Listing Broker, or by electronic means acceptable to Listing Broker and Seller. Seller authorizes Listing Broker to place their listing into the Multiple Listing Service and/or other listing or advertising platforms chosen by the Listing Broker on . Seller understands the Listing Broker, as a member of a Multiple Listing Service must follow the Rules and Regulations of each MLS in which the listing is entered.

Initials indicate receipt of this page of the Listing Agreement. Seller's Initials

RHB	WPH	CHL	
03/24/26	04/01/26	03/24/26	03/24/26
10:07 AM CDT	8:54 PM CDT	10:38 AM CDT	11:51 AM CDT
datacom verified datacom verified datacom verified datacom verified			

Property Address: 0 Tom Shivers Road, Flomaton, AL 36441

2. TERMS/CONDITIONS: Seller and Listing Broker agree that the Property shall be offered for sale on the following terms and conditions, or on such other terms and conditions that Seller and Listing Broker may subsequently agree upon in writing:

A. Listing Price: two hundred seventy-nine thousand Dollars (\$ 279,000.00)

B. Terms/Financing: ☒ Cash; ☒ Mortgage; ☐ FHA; ☐ VA; ☐ USDA; ☐ Vendor's Lien (Owner Financing); or Other Mortgage Provisions

3. COMPENSATION TO LISTING BROKER: The Association of REALTORS® does not fix, control, recommend, or suggest compensation fees or rates for services by its members. **LISTING BROKER COMPENSATION AND BUYER'S BROKER COMPENSATION ARE NOT SET BY LAW OR GOVERNED BY ANY REALTOR ASSOCIATION, INCLUDING BALDWIN REALTORS, AND IS FULLY NEGOTIABLE.**

LISTING BROKER COMPENSATION: Seller agrees to pay Listing Broker, as Agent of Seller, the following compensation. This amount does not include any compensation to a Buyer's Broker:

☒ A percentage equal to 8% of the gross amount of any Sale

☐ A flat rate fee equal to \$

The term "Sale" shall be deemed to include any exchange or trade to which Seller consents. In the event of an exchange or trade of this Property, Seller gives permission for Listing Broker to work with all parties and to receive compensation from each of them.

If during the existence of this Agreement, or any extensions thereof, a sale of the Property is consummated or if Listing Broker produces a Buyer ready, willing and able to purchase the Property upon the terms herein or at any price or terms acceptable to Seller or if within 90 days after the expiration/termination of this Agreement, or any extensions thereof, a sale is made to any person who was shown the Property, or to whom it was presented for sale by anyone, including Seller, Seller agrees to pay Listing Broker the compensation set forth in paragraph 3 above, provided Listing Broker delivers to Seller, in writing, the names of anyone to whom Listing Broker has shown or presented the Property. However, no compensation shall be due Listing Broker if, after this listing expires, the Property is listed with another licensed real estate broker of this state and sold through their exclusive right to sell.

4. IMPROVEMENTS/APPURTENANCES: All improvements and appurtenances are included in the Purchase Price, including if now in or attached to the Property the following: mailbox, flagpole, plantings or

The Purchase Price DOES NOT include:

5. TITLE INSURANCE/CONVEYANCE: Subject to the terms of a purchase agreement between Seller and a buyer, Seller agrees to provide an Owner's Policy of Title Insurance, to convey merchantable title, to Prorate taxes, leases, and/or homeowner association fees through date of conveyance of title, to pay off all mortgages, public improvements and/or homeowner association assessments assessed

Initials indicate receipt of this page of the Listing Agreement. Seller's Initials

			
03/24/26 10:07 AM CDT dotloop verified	04/01/26 8:54 PM CDT dotloop verified	03/24/26 10:38 AM CDT dotloop verified	03/24/26 11:51 AM CDT dotloop verified

Property Address: 0 Tom Shivers Road, Flomaton, AL 36441

against the Property, and to disclose any potential, pending or future assessments that may be levied against the property of which Seller is aware, or any other encumbrances against the Property, unless otherwise agreed upon in writing. Seller is aware of the following encumbrances against the title to the Property:

a. Mortgages (Include Mortgagee and amount of debt secured thereby):

b. Liens:

c. Judgments (NOTE: Judgments against you are liens against all property that you own):

6. MARKETING: Listing Broker agrees to use reasonable efforts in marketing the Property in accordance with the terms of this Agreement. Seller authorizes Listing Broker to have access to the Property, to promptly refer all inquiries regarding the Property to Listing Broker, furnish Listing Broker with keys to the Property, make the Property available for showing during reasonable hours to prospective buyers, to have the exclusive right to place a For Sale sign or other appropriate signage thereon (if signs are allowed), to advertise and market Property as Broker deems best, and to place the listing on the Multiple Listing Service (MLS), internet, and online social media or other platforms at the discretion of Listing Broker. Seller shall refrain from placing any additional signage advertising or marketing the Property for sale. Seller may authorize Listing Broker to use a Coming Soon status within the BR MLS before the Property is ready to be marketed or shown publicly. Coming Soon status is limited to a predetermined number of days as stated in the BR MLS rules and may be subject to other conditions. The Property may not be shown to a Buyer until the listing is updated to an Active status. Seller authorizes Listing Broker to have interior and exterior photographs of the Property taken and to have such photographs digitized, reproduced, published, transmitted and/or disseminated and displayed in any form or manner, including and without limitations, in and through computerized MLS, internet programs, local publications, fact sheets concerning the Property, as well as any other use, media or means to aid in the sale of Property. Any photographs taken of Property will remain the property of Listing Broker, and Seller releases Listing Broker from any responsibility or liability concerning any photographs or the use, distribution or display of photographs in any form, media or manner. If the Property listing is filed with the BR MLS, Seller acknowledges that the BR MLS is not obligated to, cannot reasonably and does not review this Agreement, the Seller Property Input Form(s), or other such information or data provided by Seller and Listing Broker for MLS publication for accuracy or completeness.

7. TITLE: The Property is: ☒ Deeded Property; ☐ Fairhope Single Tax Corporation Property.

8. LEASE INFORMATION: The Property ☐ is ☒ is not subject to an existing ☐ hunting ☐ timber or ☐ other (describe) _____ lease agreement. Seller agrees to immediately furnish Listing Broker with a copy of all documents pertaining to such lease agreement.

9. HOMEOWNERS' ASSOCIATION: The Property ☐ is ☒ is not part of or included in a Homeowner's Association. If Property is in a Homeowners' Association, Seller authorizes Listing Broker to contact _____ Phone # _____, Seller's Homeowners' Association Management Company/Manager for any information regarding the Homeowners' Association. Seller is aware of the following assessments issued by the Property

Initials indicate receipt of this page of the Listing Agreement. Seller's Initials

 RHB 10/24/25 10:57 AM CDT doLoop verified	 WPH 10/24/25 11:38 AM CDT doLoop verified	 CHL 10/24/25 10:38 AM CDT doLoop verified	 JH 10/24/25 11:57 AM CDT doLoop verified
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Property Address: 0 Tom Shivers Road, Flomaton, AL 36441

Owners' association, or pending assessments which are likely to be assessed in the future:

10. **EARNEST MONEY:** Seller authorizes Listing Broker to accept and hold earnest money deposits to be used in negotiating a sale and to procure any instruments necessary for Seller to convey title, as per the Purchase Agreement. In the event of forfeiture of any earnest money deposits by prospective buyers of said Property during the existence of this Agreement or any extensions thereof, such deposits shall be equally divided between Listing Broker and Seller, with the Listing Broker's share not to exceed the Compensation as stated in paragraph 3 above. Listing Broker shall furnish Seller with an itemized statement of any expenses incurred by Broker on Seller's behalf in connection with the consummation of the transaction, said expenses to be paid for by Seller from Seller's appropriate share of forfeited earnest money deposit.

In the event both Seller and Buyer cannot agree on the disposition of the earnest money deposit, the Broker holding the earnest money deposit shall be authorized to Interplead the disputed portion of earnest money deposit into a court of competent jurisdiction and shall be entitled to be compensated by the party who does not prevail in the Interpleader Action for its costs and expenses, including reasonable attorney's fees incurred in filing said Interpleader.

11. **DISCLOSURE:** Seller hereby specifically authorizes Listing Broker and any and all Buyer's Brokers to disclose to prospective buyers, to the extent required by law, any defects, latent or otherwise affecting general health and safety, known to them and the Seller's Property Disclosure Statement, if applicable. Seller acknowledges that Listing Broker and its licensees do not have the responsibility to discover latent defects in the Property or to render advice on matters outside the scope of their license. Seller is aware of the following hazardous or toxic subsurface conditions:

12. **ATTORNEY FEES/COSTS OF LITIGATION:** If suit is brought to collect the compensation provided herein, or if Listing Broker defends any action brought against Listing Broker by Seller relating to this Agreement or under any sales agreement relating to the Property, and Listing Broker prevails, Seller agrees to pay all costs incurred by Listing Broker in connection with such action, including reasonable attorney fees and court costs.

13. **NO BROKER LIABILITY:** Seller agrees that Listing Broker shall not be responsible in any manner for loss or damage of personal or real property due to vandalism, theft, freezing water pipes or any other damages or loss whatsoever, including but not limited to, personal injury on the Property. Seller agrees to pay all costs incurred by Listing Broker in connection with any claim, suit or cause of action brought against Listing Broker related to such loss or damage, including attorney fees and court costs.

14. **SELLER'S REPRESENTATIONS AND WARRANTIES:** Seller specifically represents and warrants that Seller has complete authority to sell Property and convey title. Seller has personally reviewed the Agreement, the attached MLS Seller Property Input Form(s) and any other attached exhibits. Seller has personally filled out a Seller's Disclosure Statement, if required by Broker, and acknowledges that

Initials indicate receipt of this page of the Listing Agreement. Seller's Initials

RHB 01/24/25 10:07 AM CST dotloop verified	WPH 01/24/25 8:54 PM CST dotloop verified	CHL 01/24/25 10:18 AM CST dotloop verified	TH 01/24/25 11:31 AM CST dotloop verified
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Property Address: 0 Tom Shivers Road, Flomaton, AL 36441

all the information in any documents relating to the description and physical condition of the Property, if applicable, and which were provided by Seller are accurate and complete to the best of Seller's knowledge. Seller agrees that all the information provided by Seller to Broker is accurate, complete and correct including any and all information provided to complete this Agreement.

15. DEFENSE AND INDEMNITY: Seller agrees to defend, indemnify and hold harmless Listing Broker, Listing Broker's sales associates and any and all other buyer's brokers against and from any losses, damages, claims, suits of law (including court costs and attorney's fees) or other costs or expenses relating to or resulting from any actual or alleged inaccuracy or incompleteness of the Property information contained herein or any other information or representation, oral or written, provided by Seller to Listing Broker at the date of this Listing Agreement as well as subsequent information provided by Seller.

16. ENTIRE AGREEMENT: This Agreement, including the attached exhibits and forms, is intended to be the legal and binding contract of all parties. Seller and Listing Broker acknowledge that except for the attachments as referenced in this Listing Agreement there are no other agreements, promises, conditions or understandings either expressed or implied between them, other than as specifically set forth herein. Seller warrants that there are no prior agreements on this Property, listing, sale or otherwise, that have not been properly terminated. This Agreement may not be modified or amended except in writing, which must be signed by both Seller and Listing Broker.

17. COMMUNICATION: Seller authorizes Listing Broker and its Sales Associates to contact and/or send to Seller advertising/marketing material or information by U.S. Mail, e-mail, telephone, fax, Internet, social media and/or SMS message.

18. OPTIONAL SELLER CONCESSIONS: Seller authorizes Listing Broker to advertise that Seller may be willing to consider the following as seller concessions, payable to or on behalf of a buyer at closing to be included in any contract for the sale of the Property. Seller concessions reduce the total proceeds to Seller at settlement. Seller concessions cannot be limited to or conditioned on the retention of or payment to a Buyer's Broker, or other buyer's representative.

19. ADDITIONAL PROVISIONS:

NO MINERAL RIGHTS CONVEY.

- A. Cancellation Fee: \$500.00
- B. Broker Compensation to be a minimum of \$1,000.
- C. Seller Authorizes Broker to offer compensation to Buyer's Broker in the amount of 3.5% of the purchase price. This amount is to be paid from Seller's Broker to Buyer's Broker from the compensation paragraph 3.

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 03/24/26 10:07 AM CDT dotloop verified	 04/01/26 8:54 PM CDT dotloop verified	 03/24/26 10:38 AM CDT dotloop verified	 03/24/26 11:51 AM CDT dotloop verified
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Property Address: 0 Tom Shivers Road, Flomaton, AL 36441

Seller's Mailing Address: 541 WINDSOR DR, MADISON, MS 39110

Seller's e-mail Address: rbickerstaff@bellsouth.net, 007phillip@gmail.com, cle404210@gmail.com, vbenton@bentonautogroup.com

Seller's Home Phone: 601-906-3549 Work Phone: 601-906-3549 Cell:

Rachel H. Bickerstaff dotloop verified
03/24/26 10:07 AM CDT
VEXX-AXOY-GOVM-HOZC

Seller's Signature:

Rachel Bickerstaff

(Print name as title is held)

Date

Wiley Phillip Henderson Jr. dotloop verified
04/01/26 8:54 PM CDT
RRV8-VPRK-JQND-9M61

Seller's Signature:

Wiley Phillip Henderson Jr.

(Print name as title is held)

Date

Charlotte H. Lee dotloop verified
03/24/26 10:38 AM CDT
Z4D3-ZQUG-T3ZP-XRXU

Seller's Signature:

Victoria H. Benton / Charlotte H. Lee

(Print name as title is held)

Date

Bub Gideons dotloop verified
03/24/26 9:35 AM CDT
SK7Q-RYE-CEFR-DIRP

Listing Agent's Signature

Bub Gideons

(Print name as is on Real Estate License)

Date

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<i>RHB</i>	<i>WPH</i>	<i>CHL</i>	<i>VB</i>
03/24/26	04/01/26	03/24/26	03/24/26
10:07 AM CDT	8:54 PM CDT	10:38 AM CDT	11:51 AM CDT
dotloop verified	dotloop verified	dotloop verified	dotloop verified



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All fields in Bold Text are required.

Just need what's
highlighted in
pink

Location Information		MLS #		Comp Only: ☐ No ☐ Yes	
County: ☐ BALDWIN ☐ ESCAMBIA ☐ OKALOOSA ☒ OTHER COUNTIES ☐ SANTA ROSA ☐ WALTON					
Parcel #					
Property Type: ☐ ACL - Archived Commercial Land ☐ FR - Farm/Ranch ☐ LA - LAND/ACREAGE ☐ LT - RESIDENTIAL LOTS					
Tax Authority:					
Status: ☐ ACT - ACTIVE ☐ CON - CONTINGENT ☐ BOM - BACK ON MARKET ☐ PCH - PRICE CHANGE					
☐ CS - COMING SOON ☐ SLD - SOLD ☐ PND - PENDING ☐ EXP - EXPIRED					
☐ CNCL - CANCELLED ☐ TMP - TEMPORARY OFF MARKET ☐ WITH - WITHDRAWN ☐ RNT - RENTED					
List Date: _____		Market Date: _____		Expiration Date: _____	
Price: _____		Verify List Price \$ _____			
Broker Exclusive: ☐ No ☐ Yes DELAYED MARKETING LISTING ☐ YES ☐ NO (will not syndicate, but is visible to all mls users)					
Address: <u>Tom Shivers Rd</u> Unit# _____					
City _____		State _____		Zip _____	
Subdivision: _____					
Directions: _____					
Legal Description: _____					
Elementary School: _____					
Middle School: _____					
Intermediate School: _____					
High School: _____					

* Find out if they want to bush Hog?

See Email.

~~Not really needed~~

Yes

30'-40' Deep



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All fields in Bold Text are required.

Agent Information

List Agent: _____	List Team: _____	List Office: _____
Co-List Agent: _____	Co-List Office: _____	
Sellers (Last, First) _____	Sellers Phone: _____	
Agency Relationship: ☐ NON – NON-REPRESENTATIVE	☐ SGLAGT – SINGLE AGENT	☒ TRANS – TRANSACTION BROKER
Limited Service ☐ NO ☐ YES	Assignment of Interest ☐ NO ☐ YES	
List Type: ☐ EBR – EXCLUSIVE BROKERAGE LISTING	☐ EBE – EXCLUSIVE BROKERAGE W/ EXEMPTIONS	
☐ ERS – EXCLUSIVE RIGHT OF SALE	☐ ERE – EXCLUSIVE RIGHT OF SALE W/ EXEMPTIONS	
☐ ERL – EXCLUSIVE RIGHT TO LEASE		
Virtual Tour: _____	Media Link 1: _____	
Virtual Tour 2: _____	Media Link 2: _____	
Virtual Tour 3: _____	Media Link 3: _____	

As Is Disclaimer: (Will be inserted at the beginning of Agent Notes) (This Field is required when "As Is" is selected from the Special Sale Type Field)

Reduction Disclosure: (Will be inserted at the end of the Agent Notes) (This field is required when "Short Sale" is selected from the Special Sale Type Field)
NOTICE TO COOPERATING BROKERS – This transaction is subject to third party/lender approval. The compensation offered through MLS will be reduced if the lender(s) reduce the gross commission.



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All fields in Bold Text are required.

Property Details

Mineral Rights: ☒ N ☐ Y

Acreage: _____

Water Frontage: _____ Road Front Feet: _____ Front Foot Price: _____

Association: ☐ MAND - MANDATORY ☒ NONE - NONE ☐ VOL - VOLUNTARY Association Fee (per year) _____

Approximate Square Feet: _____ Number of Lots: _____ Land Lease Per Year: _____

Mtg Amt Offered: _____ Interest Rate: _____ Seller Terms: _____

1st Mort Amt: _____ 1st Mtg Mo Pymt: _____ 1st Mtg Incl: _____ Equity: _____

county zoning on following pages

Property Description:

(Please make notes)

Agent Notes: *[Handwritten signature]*

IDX Include? ☒ Y ☐ N ☐ Yes, without address

VOW:	Display on Internet?	☐ N ☒ Y
	Display Address?	☐ N ☒ Y
	Allow AVM?	☒ N ☐ Y
	Allow Comments?	☒ N ☐ Y

Allow AVM: Do you want the public running valuations of your listing on VOW sites?

Allow Comments: Do you want the public leaving third party comments about your listing on VOW sites?

Listing Visibility Type: ☒ MLS Listing – Visible to All MLS Users ☐ Temp off the Market – Visible to All MLS Users

☐ Brokerage Exclusive – Visible to Listing Firm/MLS Staff Only ☐ Contingent – Visible to All MLS Users



Pensacola Association of REALTORS® **Multiple Listing Service LAND DATA INPUT FORM**

All fields in Bold Text are required.

COUNTY ZONING	☐ HC - 1 HP	
☐ P2 - ACTIVE PARK	☐ HC - 2 MP	☐ NB-C NAVARRE BEACH-COMMERCIAL
☐ AGR - AGRICULTURAL	☐ HON - HEART OF NVR OVERLAY DISTRICT	☐ NB-CON/REC NAVARRE BEACH-CONSERVATION/RECREATION
☐ AG2 - AGRICULTURE	☐ HC/LI (2) - HEAVY COMM LIGHT INDUSTRIAL	☐ NB-HD NVR BEACH-HIGH DENSITY
☐ AG - AGRICULTURE/RURAL RESIDENTIAL	☐ HC/LI-NA - HEAVY COMM LIGHT INDUST NA	☐ NB-H NVR BEACH-HOTEL
☐ AIPD - 1 AIRFIELD INFLUENCE PLAN DIST	☐ HC/LI-HIGH DENSITY LIGHT INDUST	☐ NB-MD NVR BEACH-MEDIUM DENS
☐ AMU - 1 AIRFIELD MIXED USE	☐ HDMU - HIGH DENSITY MIXED-USE	☐ NB-MHD NVR BCH-MED HIGH DENS
☐ ARZ - AIRPORT RESTRICTED ZONING	☐ HDR - HIGH DENSITY RESIDENTIAL	☐ NB-PMUD NVR BCH-PLANNED MIXED-USE DEVELOPMENT
☐ ATZ-1 - AIRPORT TRANSITIONAL	☐ HDR/C-PB - HIGH DENSITY RESIDENTIAL & COMMER-PENS BCH	☐ NB-SF - NAVARRE BEACH-SINGLE FAM
☐ B-3 - LT COMM & CONCESSIONAIRE OKALOOSA	☐ MDR/C-PB - HIGH DENS RES & COM-PENS BCH	☐ NB-U - NAVARRE BEACH-UTILITIES
☐ B1A - EXTENDED CENTRL BUSINESS DISTRICT	☐ HDR-PB - HIGH DENSITY RES-PENS BCH	☐ NC - NEIGHBORHOOD COMMERCIAL
☐ BA - ARTERIAL BUSINESS DISTRICT	☐ HDR-PK - HIGH DENSITY RES-PER KEY	☐ PC-1 - NORTH HILL PRESERV COM
☐ BARR-OL - BARRANCAS OVERLAY	☐ HC1 - HISTORICAL COMMERCIAL	☐ OEHC-1 - OLD EAST HIL COM 1
☐ PIT - BORROW PIT & DEBRIS DISPOSAL FACILITY	☐ HC-1 HIST - HISTORICAL COMMUNITY LEV 1	☐ OEHC-2 - OLD EAST HIL COM 2
☐ BRN-OL - BROWNSVILLE OVERLAY	☐ HD - HISTORICAL DISTRICT	☐ OEHC-3 - OLD EAST HIL COM 3
☐ C-3 - CITY OF PENSACOLA	☐ HR2 - HISTORICAL-MULTIFAMILY	☐ OEHR-2 - RES/OFC DISTRICT
☐ C3 - GENERAL COMMERCIAL	☐ HR1 - HISTORICAL-SINGLE FAM	☐ PFOX-OL - PALAFOX OVERLAY
☐ CCPK MU-4 - CCPK MU-4	☐ HP - HISTORIC PRESERVATION	☐ P1 - PASSIVE PARK
☐ CGPK - COMM GTWY DIST	☐ HCD - HWY COMMERCIAL DEVELOPMENT	☐ PBD - PLANNED BUSINESS DISTRICT
☐ CT - COMMERCE & TECHNOLOGY PARK	☐ ID-1 - 1 INDUSTRIAL DIST	☐ PID - PLANNED INDUSTRIAL DEVE
☐ COM - COMMERCIAL	☐ ID-2 - GEN INDUSTRIAL DIST	☐ PR-PK - PLANNED RESORT PER KEY
☐ CC-PK - COMMERCIAL CORE-PERDIDO KEY	☐ ID-P - INDUSTRIAL PROTECTED DIST	☐ PUD - PLANNED UNIT DEVELOPMENT
☐ CG-PK - COMMERCIAL GATEWAY-PERDIDO KEY	☐ IND - INDUSTRIAL	☐ PR-2 - HISTORIC NORTH HILL
☐ CH-PB - COMMERCIAL HOTEL-PENSACOLA BEACH	☐ C2 - LIMITED COMMERCIAL CITY OF PENS	☐ PR - PB - PRESERVATION-PENSACOLA BEACH
☐ ATZ-2 - COMMERCIAL SALES LAND	☐ LDMU - LOW DENSITY MIXED-USE	☐ PRPK (PERDIDO KEY) PLANNED RESORT DIST, MED DEN
☐ C1 - COMMERCIAL-CITY OF PENSACOLA	☐ LDR - LOW DENSITY RESIDENTIAL	☐ PUB - PUBLIC
☐ COM-PK - COMMERCIAL-PERDIDO KEY	☐ LDR-PB - LOW DENSITY RES-PENS BCH	☐ P - PUBLIC LANDS-CITY OF PENSACOLA
☐ CON - CONSERVATION	☐ LDR-PK - LOW DENSITY RES PER KEY	☐ R-2 RES/OF - RESIDENTIAL OFFICE
☐ CON/REC-PB - CONSERVATION & REC PENS BCH	☐ M-1 - LIGHT INDUSTRIAL	☐ R-2 - SF DIST, LOW-MED DEN
☐ CNS - CONSERVATION-CITY OF Pensa	☐ M-2 - HEAVY INDUSTRIAL	☐ R-3 - 1 AND 2-FAMILY DIST, MED DEN
☐ R-1AA - DUPLEX OR 2 STORY	☐ C1M - MARINA	☐ R-4 - MF DST, MED-HIGH DEN
☐ ENG-OL - ENGLEWOOD OVERLAY	☐ C2M - MARINA AND YACHT CLUB	☐ R-5 - URBAN RES/LTD OFC DST,HIGH DEN
☐ RES - ENVIRONMENTALLY SENSITIVE RES CITY PENS	☐ R2 - MEDIAN DENSITY RESIDENTIAL	☐ R-6 - RES & NGHBRHD COMMERCIAL HIGH DENSITY
☐ ER - ESTATE RESIDENTIAL	☐ M - MEDICAL-CITY OF PENSACOLA	☐ R-NC - NEIGHBORHOOD
☐ GBD - GATEWAY BUSINESS DISTRICT	☐ R2M - MEDIUM DENS MIXED RESIDENTIAL	☐ R-R - RURAL RES DISTRICT
☐ M2 - GENERAL INDUSTRIAL	☐ MDR - MEDIUM DENS RESIDENTIAL	☐ RC1 - RESIDENTIAL COMMERCIAL
☐ GR-PB - GENERAL RETAIL-PENS BEACH	☐ MDR-PB - MEDIUM DENS RES PENS BCH	☐ REC - RECREATION
☐ GID - GATEWAY INDUSTRIAL DISTRICT	☐ MDR-PK - MEDIUM DENS RES PER KEY	☐ REC-PK - RECREATION PERDIDO KEY
☐ GMD - GATEWAY MIXED-USE DISTRICT	☐ R3 - MEDIUM HIGH DENSITY RESIDENTIAL	☐ REC/R-PB - RECREATIONAL RETAIL PENS BEACH
☐ G/C-PB - GOVERN'T & CIVIC PENS BCH	☐ MID - MILITARY INSTALLATION DISTRICT	☐ RC - RESIDENT CONDO - CITY OF PENS
☐ GRD - GATEWAY REDEV DISTRICT	☐ R1M - MIXED RESIDENTIAL SUBDIVISION	☐ M1 - RESTRICTED INDUSTRIAL



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All fields in Bold Text are required.

COUNTY ZONING (continued)	
☐ RMU - RURAL MIXED-USE	
☐ RR - RURAL RESIDENTIAL	
☐ RR1 - RURAL RES SINGLE FAMILY	
☐ S-1 - OUTDOOR REC DIST	
☐ SH-OL - SCENIC HIGHWAY OVERLAY	
☐ SDD - SPECIAL DEV DIST	
☐ R1-COP - SINGLE FAM & MULTI-FAM RES-CITY OF PEN	
☐ R1A-COP - SINGLE FAMILY RES-CITY OF PENSACOLA	
☐ R1 - SINGLE FAMILY RES	
☐ R1A - SINGLE FAMILY RES	
☐ SSD - SITE SPECIFIC DESIGNATED	
☐ TCMU - TOWN CENTER MIXED USE	
☐ TH - TOWNHOUSE	
☒ UNZONED - UNZONED	
☐ V-1 - VILLAGES SF RES, LOW DENS	
☐ V-2 - VILLAGE SF RES MED DENS	
☐ V-3 - VILLAGE SF RES HIGH DEN	
☐ V-4 - VILLAGES MULTIFAM RES	
☐ V-5 - VILLAGES MIXED RES CLUS	
☐ VR - VACANT RESIDENTIAL	
☐ VAG-1 - VILLAGES AGR, LOW DENSITY	
☐ VAG-2 - VILLAGES AGR	
☐ VM-1 - VILLAGES MIXED RES1	
☐ VM-2 - VILLAGES MIXED RES2	
☐ VR-1 - VILLAGES RURAL RES, LOW DENSITY	
☐ VR-2 - VILLAGES RURAL RES	
☐ VR-3 VILLAGES RURAL RES, MED DENSITY	
☐ WARR-OL - WARRINGTON OVERLAY	
☐ WMU-1 - WATERFRONT MIXED USE-1	



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AA FINANCING ☐ AA1 ASSUMABLE ☐ AA2 BOND MONEY ☒ AA3 CASH ☒ AA4 CONVENTIONAL ☐ AA5 EXCHANGE ☐ AA6 FHA ☐ AA7 FMHA-FARMERS HOME ADM ☐ AA8 LEASE W/OPTION ☐ AA9 OTHER ☐ AA10 OWNER ☐ AA11 VA ☐ AA12 WILL LEASE	AD DEV FACILITY ☐ AD1 55 AND OLDER ☐ AD2 BEACH ☐ AD3 BOAT LAUNCH ☐ AD4 COMMUNITY POOL ☐ AD5 COMMUNITY ROOM ☐ AD6 DOCK ☐ AD7 ELEVATOR ☐ AD8 EQUESTRAIN ☐ AD9 EXERCISE ROOM ☐ AD10 FISHING ☐ AD11 GAME ROOM ☐ AD12 GATED COMMUNITY ☐ AD13 GOLF ☐ AD14 HANDBALL COURT ☐ AD15 HOT TUB ☐ AD16 LAUNDRY ☐ AD17 MARINA ☐ AD18 PAVILLION/GAZEBO ☐ AD19 PETS ALLOWED ☐ AD20 PETS BREED RESTRICT ☐ AD21 PETS WEIGHT RESTRICT ☐ AD22 PICNIC AREA ☐ AD23 PIER ☐ AD24 PARK ☐ AD25 RV/BOAT PARKING ☐ AD26 SAUNA ☐ AD27 SECURITY/SAFETY PATROL ☐ AD28 SIDEWALKS ☐ AD29 STEAM ROOM ☐ AD30 TENNIS COURT ☐ AD31 UNDERGRND UTILITIES ☐ AD32 WTRFRM DEED ACCESS AE DOCUMENTS ☒ AE1 AERIAL PHOTO ☐ AE2 BLDG RESTRICTIONS ☐ AE3 FEASIBILITY ☐ AE4 GEOTECH SURVEY ☐ AE5 PERCOLATION TEST ☐ AE6 SEE REMARKS ☐ AE7 SITE PLAN ☐ AE8 SOIL MAP ☐ AE9 SOIL SURVEY ☐ AE10 SURVEY? ☐ AE11 TYPOGRAPHICAL SURV ☐ AE12 TREE SURVEY AF ELECTRIC ☐ AF1 220	AF ELECTRIC (continued) ☐ AF2 3PHASE ☐ AF3 440 ☐ AF4 NONE ☒ AF5 SEE REMARKS ☐ AF6 UNDERGROUND AG FARM/RANCH INFO ☐ AG1 BARN ☐ AG2 BASIN ☐ AG3 DAIRY ☐ AG4 EQUIPMENT ☐ AG5 FENCED PASTURE ☐ AG6 GARAGE ☐ AG7 GRAIN BINS ☐ AG8 HOUSE ☐ AG9 IRRIGATION SYSTEM ☐ AG10 LIVESTOCK ☒ AG11 NONE ☐ AG12 POULTRY ☐ AG13 SILO ☐ AG14 STABLE ☐ AG15 UNDER ALLOTMENT ☐ AG16 UTILITY BUILDING AH FEES INCLUDE ☐ AH1 ASSOCIATION ☐ AH2 CABLE TV ☐ AH3 ELECTRICITY ☐ AH4 GAS ☐ AH5 GROUNDS KEEPING ☐ AH6 INSURANCE ☐ AH7 INTERNET ☐ AH8 LAND LEASE ☐ AH9 MAINTENANCE ☐ AH10 MANAGEMENT ☒ AH11 NONE ☐ AH12 PEST CONTROL ☐ AH13 RECREATIONAL FACILITY ☐ AH14 TRASH DISPOSAL ☐ AH15 WATER/SEWER AI FRONT ACCESS ☐ AI1 CITY STREET ☒ AI2 COUNTY ROAD ☐ AI3 EASEMENTS ☐ AI4 NEAR INTERSTATE EXIT ☐ AI5 NO ACCESS ☐ AI6 NO ROAD ☐ AI7 PRIVATE	AI FRONT ACCESS (continued) ☐ AI8 STATE ROAD ☐ AI9 US HIGHWAY AJ GAS ? ☐ AJ1 NATURAL ☐ AJ2 NONE ☐ AJ3 PROPANE ☐ AJ4 SEE REMARKS AL IMPROVEMENTS ? ☐ AL1 CLEARED ☐ AL2 CURB/GUTTER ☐ AL3 FENCED ☐ AL4 NO IMPROVEMENTS ☐ AL5 POND ☐ AL6 SIDEWALK ☐ AL7 STORM SEWER AM WEBSITE SYNDICATION ☒ AM1 ALL ☐ AM2 DO NOT INCLUDE ADDRESS ☐ AM3 NONE AN LEASE PERIOD ☐ AN1 ANNUAL ☐ AN2 MONTH TO MONTH ☐ AN3 NEGOTIABLE TERMS ☐ AN4 OPTION TO BUY ☐ AN5 SIX MONTHS AO LOT LOCATION FEATURES ON NEXT PAGE AP MISCELLANEOUS ☒ AP1 AERIALS AVAILABLE ☐ AP2 BUILD TO SUIT ☐ AP3 COASTAL BARRIER ☐ AP4 COASTAL SETBACK ☐ AP5 CONVENANTS ☐ AP6 EASEMENT ☐ AP7 RECORDED SUBDIVISION ☐ AP8 SOIL MAP ☐ AP9 SURVEY AVAIL? ☐ AP10 TOPOGRAPHY AVAILABLE ☐ AP11 UNRECORDED SUBDIVISION ☐ AP12 WILL DIVIDE?
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Multiple Listing Service LAND DATA INPUT FORM
 All fields in Bold Text are required.

AQ OTHER UTILITIES ☒ AQ1 ELECTRICITY ☐ AQ2 GAS ☐ AQ3 INTERNET ☐ AQ4 NO UTILITIES ☐ AQ5 RAILROAD ☒ AQ6 TELEPHONE ☐ AQ7 TV CABLE	AU TOPOGRAPHY ☐ AU1 HIGH/DRY ☐ AU2 LEVEL ☐ AU3 LOW/WET ☐ AU4 ROLLING ☐ AU5 SAND DUNES ☐ AU6 SLOPED ☐ AU7 WETLANDS ☐ AU8 WOODED	AY WATER VIEW ☐ AY1 BAY VIEW ☐ AY2 BAYOU VIEW ☐ AY3 CANAL VIEW ☐ AY4 CREEK/STREAM VIEW ☐ AY5 GULF VIEW ☐ AY6 INTRACOASTAL VIEW ☐ AY7 LAGOON VIEW ☐ AY8 LAKE VIEW ☒ AY9 NONE ☐ AY10 POND VIEW ☐ AY11 RIVER VIEW ☐ AY12 SOUND VIEW	BA WATERFRONT FEATURE ☐ BA1 BEACH ☐ BA2 BLOCK / SEAWALL ☐ BA3 BOAT LAUNCH ☐ BA4 BOAT SLIP ☐ BA5 BOATHOUSE ☐ BA6 BOATHOUSE W/LIFT ☐ BA7 BOATHOUSE W/UTIL ☐ BA8 DOCK ☐ BA9 DOCK W/UTIL ☐ BA10 NATURAL ☒ BA11 NONE ☐ BA12 RIP RAP
AR SEWER ☐ AR1 COMM SEWER ☒ AR2 NONE ☐ AR3 PUBLIC SEWER ☐ AR4 SEE REMARKS ☐ AR5 SEPTIC TANK ☐ AR6 SEWER AVAILABLE ☐ AR7 TAP FEE DUE ☐ AR8 TAP FEE PAID	AV TYPE USE ☒ AV1 AGRICULTURAL ☐ AV2 COMMERCIAL ☒ AV3 MOBILE HOME ☐ AV4 MULTI-UNIT RESIDENTIAL ☒ AV5 OTHER USE ☒ AV6 RESIDENTIAL ☒ AV7 SEE REMARKS	AZ WATERFRONT ☐ AZ1 BAY ☐ AZ2 BAYOU ☐ AZ3 BEACH ☐ AZ4 CANAL ☐ AZ5 GULF ☐ AZ6 INTRACOASTAL WW ☐ AZ7 LAGOON ☐ AZ8 LAKE ☒ AZ9 NO WATERFRONT ☐ AZ10 POND ☐ AZ11 RIVER ☐ AZ12 SAWGRASS ☐ AZ13 SOUND ☐ AZ14 STREAM/CREEK	BB ZONING ☒ BB1 AGRICULTURAL ☐ BB2 BUSINESS ☐ BB3 CITY ☐ BB4 COMMERCIAL ☒ BB5 COUNTY ☐ BB6 DEED RESTRICTIONS ☐ BB7 HIGH DENSITY MIXED USE ☐ BB8 HISTORICAL ☒ BB9 HORSES ALLOWED ☐ BB10 INDUSTRIAL ☒ BB11 MOBILE HOMES ☐ BB12 NO MOBILE HOME ☐ BB13 RES MULTI ☒ BB14 RES SINGLE ☒ BB15 UNRESTRICTED
AS SHOWING ☐ AS1 APPOINTMENT ONLY ☒ AS2 CALL AGENT ☐ AS3 CALL BROKER ☐ AS4 CALL OWNER ☐ AS5 CALL TENANT ☐ AS6 CAUTION ALARM ☐ AS7 CAUTION PET ☐ AS8 HOMESNAP SHOWINGS ☐ AS9 KEY IN OFFICE ☐ AS10 LISTING AGENT ACCOMP ☐ AS11 LOCKBOX ☐ AS12 SEE AGENT NOTES ☒ AS13 SHOWINGTIME ☒ AS14 TEXT LISTING AGENT ☒ AS15 VACANT	AW VEG/MIN RIGHTS ☐ AW1 ALL MINERAL RIGHTS ☒ AW2 NO MINERAL RIGHTS ☐ AW3 NO TIMBER ☐ AW4 ORCHARD ☐ AW5 PASTURE ☐ AW6 ROW CROPS ☐ AW7 SEE REMARKS ☐ AW8 SOME MINRL RIGHTS ☐ AW9 TIMBER CRUISE	AX WATER ☐ AX1 COMM WATER ☐ AX2 NONE ☐ AX3 PRIVATE WELL ☒ AX4 PUBLIC WATER ☒ AX5 TAP FEE DUE ☐ AX6 TAP FEE PAID	AO LOT LOCATION ☒ AO1 CENTRAL ACCESS ☐ AO2 CORNER ☐ AO3 CUL-DE-SAC ☐ AO4 GOLF COURSE ☐ AO5 INTERIOR ☐ AO6 UNPAVED ROAD ☐ AO7 WATERFRONT ☐ AO8 WATERVIEW
AT SPECIAL SALE TYPE ☐ AT1 AS IS ☐ AT2 AUCTION ☐ AT3 CORP OWNED/RELOCATION ☐ AT4 COURT APPROVAL REQD ☐ AT5 FORECLOSED ☐ AT6 LIS PENDENS ☒ AT7 N/A ☐ AT8 SHORT SALE			

LAND

Agent Full - For Agent's Only. Do Not Distribute to Clients.

MLS # 679980

Status: Active

Address: 0 TOM SHIVERS RD

FLOMATON

AL 36441

County: OTHER COUNTIES

Subdivision: NONE

Prop Type: LAND/ACREAGE

Last Change: 3/31/2026

List Price: \$279,000

List Date: 3/27/2026

Lot Size: 650x2003.76

Acreage: 29.900000

Price Per Acre: \$9,331.10

Approx Sqft:

Client Hit Ct: 0

Water Frontage:

Parcel # 30-25-07-36-0-000-011.000

NumLots:

Road Front Feet: 650

Elem: LSIC

Middle: LSIC

High: LSIC

Front Foot Price

Dir: Use Address 226 Tom Shivers Rd. Property is across the street from this address. From Downtown Atmore, AL: Head East on Nashville Ave (US-31). Go for 8.9 mi. Turn right onto Old Atmore Rd. Go for 2.7 mi. Turn left onto Tom Shivers Rd. Go for 0.2 mi. Property is on the left.

Legal: ALL THE N1 2 OF SE1 4 OF NE1 4 & NE1 4 OF SW1 4 OF NE1 4 SEC 36; T1N; R7E; LESS R W PUBLIC RDS CONTAINING 29.9 AC (C)



Virtual Tour: Virtual Tour

Media:

Property Description

FLOMATON, AL - 29.9+/- ACRES | TOM SHIVERS RD | NO ZONING | PAVED ROAD FRONTAGE | HUNT · BUILD · RETREAT - Some properties check a box or two. This one leaves the boxes blank on purpose — no city zoning, no county zoning, and nearly 30 acres to use however you see fit. Located just 2.5 miles outside Flomaton's city limits, this wooded tract on Tom Shivers Road offers approximately 650' of paved road frontage and zero red tape. Power, water, and garbage service are all available at the road — buyers will want to plan for hookup and connection costs. With a mix of mature timber and natural landscape, the land has character — and plenty of room to shape it into something your own. Hunt it. Build on it. Set up a retreat. Put down roots on your own terms. Flomaton sits on the Alabama-Florida state line where U.S. Routes 29 and 31 converge — more connected than the tree line suggests. Pensacola is roughly 45 miles south, Brewton is 15 minutes north, and the white sandy beaches of the Gulf Coast are just 55 miles away. But there are plenty of lakes, rivers, and trails worth exploring long before you ever hit the sand. Unrestricted acreage with paved access this close to two major U.S. Highways doesn't stay available long.

Agent Notes Please prequalify buyers prior to all showings per seller's request. Submit the offers with proof of funds or a pre-approval letter. The listing agent has used information from the County Property Appraiser's website. Buyer is responsible to verify any and all details related to this property.

TYPE USE	AGRICULTURAL, MOBILE HOME, OTHER USE, RESIDENTIAL, SEE REMARKS	FARM/RANCH INFO	NONE
LOT LOCATION	CENTRAL ACCESS	VEG/MIN RIGHTS	NO MINERAL RIGHTS
ACCESS/SURFACE	COUNTY ROAD, PAVED	WATERFRONT	NO WATERFRONT
TOPOGRAPHY	HIGH/DRY, LEVEL, WOODED	WATER VIEW	NONE
MISCELLANEOUS	AERIALS AVAILABLE	WATER	PUBLIC WATER, TAP FEE DUE
ELECTRIC	SEE REMARKS	SEWER	NONE
		OTHER UTILITIES	ELECTRICITY, TELEPHONE
		WATERFRONT FEATURE	NONE
		ZONING	AGRICULTURAL, COUNTY, HORSES ALLOWED, MOBILE HOMES, RES MULTI, RES SINGLE, UNRESTRICTED

County Zoning: UNZONED

SPECIAL SALE TYPE: N/A

Land Lease per Year:

Mtg Amt Offered:

Interest Rate:

Assignment of Interest: N

1st Mort Amount:

1st Mtg Mo Pymt:

1st Mtg Incl:

Seller Terms:

FEES INCLUDE: NONE

Equity:

Contingency Reason:

ACCEPT FINANCING: CASH, CONVENTIONAL

Assn NONE

Assoc Fee (per year)

LstOff: PHD Real Estate, LLC - OFC: 251-368-1063

LstAgt: MALCOLM OWEN BUB GIDEONS - CELL: 251-359-6523

LstAgt Email: bub@phdrealty.com

Co-Off:

Co-Agt:

List Type: EXCLUSIVE RIGHT OF SALE

LtdServ: N

Agency Relationship: TRANSACTION BROKER

Sellers Ph:

Sellers: WILLNEILA W HENDERSON (ESTAT...

In file

SHOWING: SEE AGENT NOTES, TEXT LISTING AGENT, VACANT,...

List Team - Team Name

Sold Price:

Closed Date:

Contract Date:

Sale Factors:

DOM/CDOM: 5 / 5

DUC:

Contingency Reason:

Buyer Name:

Mortgage Type:

SellingOff:

CoSellingOff:

SellAgt:

CoSellAgt:

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Prepared by: MALCOLM OWEN BUB GIDEONS

Confidential: Agent Only. Do not Distribute to Client.

04/01/2026 10:14 AM

\$50 to bush Hog

30 Acres, Tom Shivers Rd, Flomaton - Bickerstaff

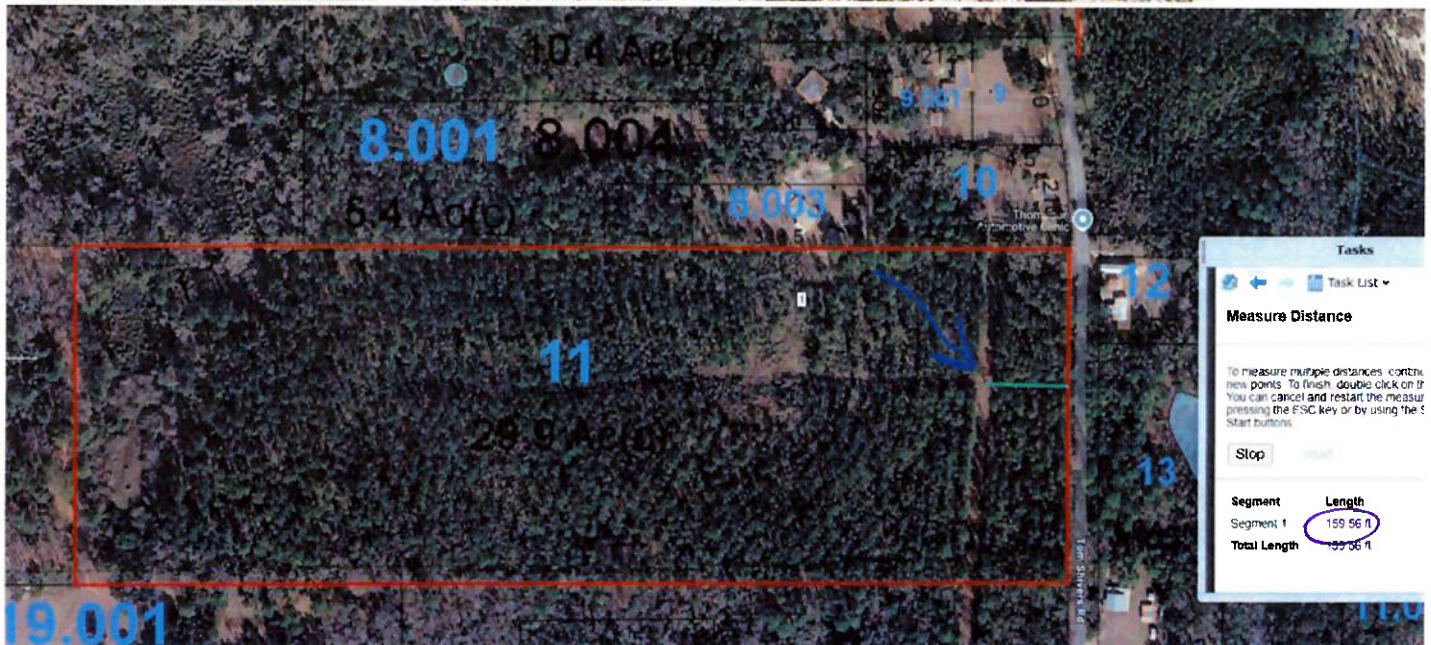
From Jasmine Bradley <jasmine@phdrealty.com>

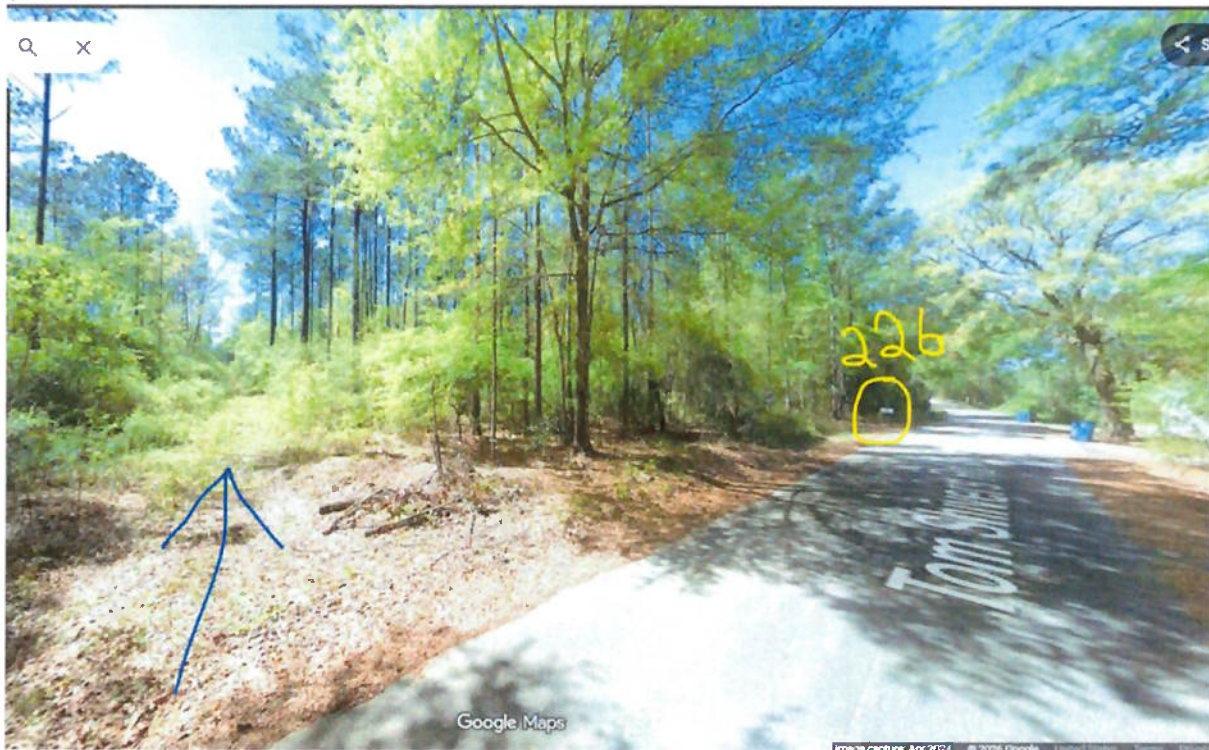
Date Fri 3/20/2026 12:46 PM

To Bub Gideons <bub@phdrealty.com>

Hey Bub,

It looks like there's a spot that maybe was bush hogged before. It might be nice if they could get it bush-hogged again to at least the area that looks like utility easement. See photos below.





Thank you,



Jasmine Lawson

Office Assistant

Email: jasmine@phdrealty.com

Office: 251.368.1063 | Fax: 251.321.0150

1812 S. Main St, Atmore, AL 36502

www.phdrealty.com



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Click here to see how it works:

<https://youtu.be/aKWQj2Jvcj0>

*To ensure efficient communication, please include me in all correspondence for Patty Davis and Bub Gideons, and use REPLY ALL when responding.