

NICHOLS REAL ESTATE

6351 Monroe Street Daphne, AL 36526
Bus. 251-626-2030 Fax 251-626-2053

Seller Real Property Disclosure

NAME OF SELLER: Earl H. Kellam Jr.
PROPERTY ADDRESS: 1216 DURNFORD Hill Ct. Daphne, AL 36526
LEGAL DESCRIPTION: Tudor style Residential
SELLERS ESTIMATED AGE OF HOUSE: 42 years old
AGE OF ADDITIONS: _____ BUILDER: _____

NOTICE TO SELLER AND BUYER

With regard to the above property, the undersigned property owner(s) hereby represent and agree that:

- (a) The property is owned solely by the undersigned. If additional owners, please list: _____
- (b) The statements and representations made herein are made by the undersigned property owner(s) and are not the representations of Nichols Real Estate, Inc., its associates or employees.
- (c) It is agreed that Nichols Real Estate, Inc. has Seller's permission to provide a copy of this statement to prospective purchasers or other interested parties as a statement by the Seller regarding property condition.
- (d) The property owner gives Nichols Real Estate, Inc. permission to enter the property in the Baldwin & Mobile MLS Systems as a pending sale, once an offer has been accepted.
Nichols Real Estate, Inc.'s broker places earnest money funds in an escrow account upon receiving an accepted offer. If there is a conflict over earnest money funds and this cannot be solved or agreed upon, broker is obligated to pay funds into the court at the request of either party, until a ruling is made on this matter. (Rule 790-X3-3-.03(2)) If court intervention is required to determine the recipient of any earnest money refund, Nichols Real Estate shall be reimbursed for any attorney fees and/or court costs incurred through the interpleading process and then the remaining funds, if any, shall be disbursed to the appropriate party per the court order.
- (e) Seller understands that communication and cooperation with their real estate agent are of the utmost importance in the successful marketing, negotiating, and closing of their property. Nichols reserves the right to terminate the listing agreement should it become difficult to communicate with the seller and/or the property effectively.

OCCUPANCY:

Seller is _____ is not X occupying the property. Seller last occupied the property on Sept 1, 2026
Is this property being sold subject to a lease? No X Yes _____ If yes, explain and attach copy of lease _____

LAWSUITS, CLAIMS, ASSESSMENTS, AND LEGAL ISSUES: Are there any existing, pending, proposed, or past legal actions, claims, special assessments, current bankruptcy, or past bankruptcy assessments (including homeowner association's maintenance fees, or proposed increases in assessments and/or maintenance fees) affecting the property? No X Yes _____ Are there any rights of redemption? No _____ Yes _____ If yes, explain: _____

Have you ever received any notification under the Community Notification Act (Megan's Law) advising you of a sex offender residing in your neighborhood? No X Yes _____ If yes, explain: _____

Is this property involved in any divorce proceedings at this time? No X Yes _____ If yes, was a quit claim deed prepared? No _____ Yes _____
Homestead exemption filed? No _____ Yes X Estimated annual taxes? _____

DEED RESTRICTIONS

Are there any deed restrictions? No X Yes _____ If yes, explain: _____

Has there been any proposed change to the restrictions? No X Yes _____ If yes, explain: _____

Are there any resale restrictions? No X Yes _____ If yes, explain: _____

OWNERS ASSOCIATION

Is there a Home Owners Association? No X Yes _____ Is membership mandatory? No _____ Yes _____
What are the fees charged by the owners association? _____ per _____ Date Due: _____ Transfer fee: _____
Are there any homeowner restrictions? No _____ Yes _____ If yes, explain: _____

Are there any proposed changes to the restrictions? No _____ Yes _____ If yes, explain: _____

Is approval of the association required to transfer ownership? No _____ Yes _____ What is the Current contact information for the owners association?
Name _____ Phone Number _____
Address _____
Can you verify that the development is fully insured through the Owners Association for replacement cost? Explain: _____

To your knowledge, is financing of units in the development of subdivision currently approved for FHA, VA, FHMA, FREDDIE MAC financing?
No _____ Yes _____ (Please circle correct categories)

ACCESS ROADS Are access roads public or private? Public If private, describe the terms and conditions of the maintenance agreement and where filed: _____

PROPERTY RELATED ITEMS: Are any walls, driveways, or other features shared in connection with adjoining landowners or are there encroachments, boundary line disputes, setback violations, or easements affecting the property? No X Yes _____ If yes, explain: _____

Has car storage been converted into living square footage against subdivision regulations that require a place for car storage? No X Yes _____ If so, that is to be clarified between Buyer & Seller. Nichols Real Estate Inc. is to be held harmless in this matter.

Is any portion of the property fenced? No X Yes _____ If yes, are you aware of any portion of the fence which is shared in common with or owned by adjoining owners, encroachments, boundary line disputes, setback violations, or easements affecting the fence? _____

Approximate year and description of any major improvements, additions, repairs, or remodeling: _____

Have you ever experienced difficulty in obtaining hazard and/or flood insurance for any building located on this property? If so, explain: _____

Property is currently insured by National General, Pica (wind) insurance company. No guarantee on cost of property insurance can be given. Buyer is encouraged to obtain acceptable insurance quotes prior to submitting an offer on any property.

THE LAND

Has there been any past settling, soil movement, or sinkhole problems on the property or on adjacent properties? No ☒ Yes ___ If yes, explain:

Has there ever been any past or present drainage or flood problem affecting the property or adjacent properties? No ☒ Yes ___ If yes, explain:

Has there ever been any significant standing water after heavy rain? Explain: NO

Are there any past or present problems with driveways, walkways, patios, seawalls, retaining walls on the property or adjacent properties due to drainage, flooding, or soil movements? No ☒ Yes ___ If yes, explain:

Any land fill on the property? Explain: NO

Has the property ever been subdivided? No ☒ Yes ___ If yes, was the subdivision approved by the proper authorities? Explain:

Please provide documentation.

ENVIRONMENT

Are there any substances, materials, or products which may be an environmental hazard such as, but non limited to, asbestos, Chinese Drywall, urea formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks (active or abandoned), or contaminated soil or water on the property?

No ☒ Yes ___ If yes, explain:

Is there any condition or proposed land use change in the vicinity of the property, such as, but not limited to, proposed development or proposed roadways? No ☒ Yes ___ if yes, explain:

Are there any wetlands, archaeological sites, or other environmentally sensitive areas located on the property? No ☒ Yes ___ If yes, explain:

ZONING

Are there any zoning violations, nonconforming uses, or violations of "setback" requirements? No ☒ Yes ___ If yes, explain:

Is the property zoned for its current use? Yes ☒ No ___ If no, explain:

What is the current zoning for the property? Residential

Is the property required to have Flood Insurance? No ☒ Yes ___ If yes, is it zoned A B C Other

If Flood Insurance is required, do you have an Elevation Certificate stating the height above sea level? Yes ___ No ___

Is there any portion of the property seaward of the coastal construction control line? No ___ Yes ___

Are there any improvements in violation of current zoning regulations? No ☒ Yes ___ If yes, explain:

Fire Class #: _____ City Zoning: _____ County Zoning: _____

TERMITES/DRY ROT/PESTS:

Do you have any knowledge of termites, dry rot, or pests affecting any improvements located on the property or any structural damage to the property by termites, dry rot, or pests? No ☒ Yes ___ If yes, explain:

Do you have a termite contract (don't confuse a termite contract with pest control service)? Yes ___ No ___

Do you have a Formosan rider (many termite contracts do not cover Formosan termites without a rider at additional expense)? Yes ___ No ___

Is your termite contract for treatment of infestation only or treatment and damage repair?

Who is your termite company? Beebe Pest Control

Note: If you are sure you have a termite contract but are unsure what kind, do not answer these questions other than to state that you have a termite contract and the company you have the contract with.

STRUCTURAL-RELATED ITEMS: Is there any structural condition or building materials (such as stucco or Masonite) (or, in the case of an owners association, any condition in the common elements) that could affect the value of the property? No ☒ Yes ___ If yes, explain:

If Masonite, are you involved in class action suit? Explain: NO

Are there any improvements or additions to the property that have been constructed in violation of building codes or set back line violations? No ☒ Yes ___ If yes, explain:

Are there any improvements, including additions that have been constructed without necessary permits? No ☒ Yes ___ If yes, explain:

Hard-wood flooring under carpet? No ☒ Yes ___ Other ___

Are there any structural damages which may have resulted from events including, but not limited to, fire, wind, flood, hail, landslide, hurricane damage, or flood damage to the property? No ☒ Yes ___ If yes, explain:

Are there any potential problems or existing problems, past or present with any of the following components of your property? Please check:

☐ Interior Walls	☐ Driveways	☐ Floors	☐ Windows	☐ Wall, Fences
☐ Plumbing	☐ Exterior Walls	☐ Slab	☐ Foundation	☐ Electrical Systems
☐ Attic	☐ Insulation	☐ Pool	☐ Basement	☐ Fireplace & Chimney
☐ Doorbell	☐ Burglar Alarm	☐ Sprinkler	☐ Other	

Explain:

Are there any repairs needed now or in the near future? No ☒ Yes ___ If yes, explain:

ROOF/FIREPLACE RELATED ITEMS

Are there any roof defects? No ☒ Yes ___ If yes, explain:

Has the roof leaked since you have owned the property? No ___ Yes ☒ If yes, explain what was done to correct the leak:

Entire Roof Replaced Two years Ago.

Has the roof been replaced? No ___ Yes ☒ If yes, when? 2024

Type of roof or shingle: _____ Company? _____

Is there a warranty on the roof? No ___ Yes ___ If yes, please provide a copy. Is the warranty transferable? No ___ Yes ___

Are there any roof inspections within the last 12 months? No ___ Yes ___ If yes, explain and provide a copy of the report:

Number of fireplaces: 1. Have wood burning fireplaces been inspected or cleaned? No ☒ Yes ___ If yes, dates and company:

Electric

Any leaks associated with fireplace? No ☒ Yes ___ If yes, describe:

PLUMBING-RELATED ITEMS:

What is your drinking water source? Public ☒ Private Well ☐ Other ☐ Water provided by: _____
Have you had any problems with your well or pump system? No ☐ Yes ☐ If yes, explain in detail and include corrective action taken: _____

If your drinking water is from a well or other private source, when was your water last checked for safety and what was the result of the test? _____

Do you have a water softener? No ☒ Yes ☐ If yes, is it: Owned ☐ Leased ☐
Do you have? Sewer ☒ Septic System ☐ Date septic tank was last pumped? _____ Sewer Pump? _____
Have you experienced any problems with the septic tank, drain field, or sewer system? No ☐ Yes ☐ If yes, explain in detail and include corrective action taken: City Sewer

Has home ever been inspected by a licensed inspector for any reason? Yes ☐ No ☒ Results: _____

Are there any septic tanks or wells on the property that are not currently being used? No ☐ Yes ☐ If yes, explain: _____

Are they filled in? Yes ☐ No ☐
Are there any problems relating to the septic tank drain field, sewer lines, or any other plumbing related items? No ☐ Yes ☐ If yes, explain: _____

Average estimated water/sewer bill: _____ Company or Public Utility _____
Where is septic tank located on the property? N/A

POOLS/ HOT TUBS/ SPAS

Does the property have a pool? No ☒ Yes ☐ If yes, is it: In-ground ☐ Above-ground ☐ Liner ☐ Gunite ☐
Does the property have a hot tub? No ☒ Yes ☐ If yes, does hot tub remain with property? Yes ☐ No ☐
Does the property have a spa? No ☒ Yes ☐ If yes, does spa remain with property? Yes ☐ No ☐
Are there any conditions regarding the pool, hot tub, or spa that could affect the value of the property? No ☒ Yes ☐ If yes, explain: _____

Diving board? No ☒ Yes ☐ If yes, are owners and owner's insurer satisfied that pool depth and shape are safe for diving? No ☐ Yes ☐

MAJOR APPLIANCES: (Note: The disclosure is not intended to be part of any contract for sale and purchase. The parties may wish to negotiate about these items in any contract entered into for sale and purchase.) Indicate existing equipment that conveys with property: Range ☒ Age _____; Oven ☒ Age _____; Microwave ☒ Age _____; Dishwasher 2 Age _____; Trash Compactor _____ Age _____; Garage Door Opener ☒ Age _____
No. of Remotes 1 Are there any problems regarding any of these items? No ☒ Yes ☐ If yes, explain: _____

ELECTRICAL SYSTEM:

Are there any damaged or malfunctioning switches, receptacles, or wiring? No ☐ Yes ☒ If yes, explain: Two outlets on Deck Behind Garage
Are there any conditions that could affect the value or operating capacity of the electrical system? No ☐ Yes ☐ If yes, explain: _____

Average estimated monthly electrical bill: \$700.00 Company: _____

HEATING AND AIR CONDITIONING: All owned and to be included in the sale, unless otherwise noted.

Indicate existing equipment:
Air conditioning: No ☐ Yes ☒ Central ☒ Electric ☒ Gas ☐ Window/wall ☐ Number of Units 2 Age New
Heating: No ☐ Yes ☒ Central ☒ Gas ☒ Electric ☐ Solar ☐ Owned ☐ Leased ☐ Age 10 years
Heat Pump: Water to air _____ Air to air _____ Age _____ Any service contracts: No ☐ Yes ☐ Company: _____

OTHER ITEMS OR SYSTEMS: All owned and to be included in the sale, unless otherwise noted.

Water heater: Electric ☐ Gas ☒ Solar ☐
Propane gas tanks: Above ground ☐ Below ground ☐ Location: _____
Are there any problems regarding any of these items? No ☒ Yes ☐ If yes, explain: _____

OTHER EQUIPMENT Indicate existing equipment:

T.V. Satellite equipment: No ☐ Yes ☐ Owned ☐ Leased ☐ Monthly Fee _____ What equipment conveys? _____
Location: _____
Security Systems: No ☐ Yes ☐ Owned ☐ Leased ☐ Connected to central monitor ☐ Monthly Fee _____ Company _____
Smoke detectors: No ☐ Yes ☐ Lawn sprinkler system, pump, related equipment: No ☐ Yes ☐ If yes, describe: _____

Pool equipment: No ☐ Yes ☐ If yes, identify: _____ Does it remain? _____
Are there any conditions that could affect the value of any of the above described equipment? No ☐ Yes ☐ If yes, explain: _____

OTHER MATTERS

Is there anything else that should be disclosed to a prospective buyer because it may materially affect the value of the property or that should be disclosed for any reason? Yes ☒ No ☐ If yes, explain (use another page, if necessary): 5 on six windows with seal leakage.

A compliance fee of \$195.00 is collected from Seller, at time of closing, and paid to

Nichols Real Estate to monitor and assist customers and agents with compliance with federal, state and local regulations of paperwork and liability of both Sellers and Purchasers, in regards to the sale and purchase of real estate.

Due to Federal Fair Housing regulation, Nichols Real Estate, it's Brokers and it's agents cannot discuss certain topics concerning the property for sale and/or the area surrounding said property.

Seller has received and reviewed a CMA, which was prepared to help the real estate professional establish a fair market value for the home or property. Yes ☐ No ☐

SELLER'S REAL PROPERTY DISCLOSURE STATEMENT- ACKNOWLEDGMENT OF SELLER

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend this disclosure statement to be a warranty or guarantee of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective buyers of the property. Seller understands and agrees that Seller will notify Realtor and Purchaser in writing within five (5) business days if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way during the term of listing agreement.

Seller: Earl H. Kellam Jr. / E.H.K. Date: 9/11/2026
Print Sign
Seller: _____ / _____ Date: _____
Print Sign

RECEIPT AND ACKNOWLEDGMENT OF BUYER

Seller is using this form to disclose Seller's knowledge of the condition of the real property and improvements located in the property as of the date signed by Seller. This disclosure form is not a warranty of any kind, nor is it intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent professional inspection is encouraged and may be helpful to verify the condition of the property and to determine the cost of repairs, if any. IF LEGAL ADVICE IS REQUIRED, CONSULT AN ATTORNEY. Buyer acknowledges receipt of this property disclosure statement. By signing, Buyer acknowledges reviewing this document, is satisfied with content, has no further questions about the content, and understands that Nichols Real Estate, Inc. is not responsible for the accuracy of these disclosures by Seller.

Buyer: _____ / _____ Date: _____
Print Sign
Buyer: _____ / _____ Date: _____
Print Sign