# ENGEL&VÖLKERS®

Engel & Völkers Gulf Shores | 4780 Wharf Pkwy F-105 | Gulf Shores | AL 36561

## Seller Disclosure Statement

The Seller has completed this Disclosure Statement and not by the Advisor/Broker.

It is hereby attached and made a part of the Sales Authority dated Nov 03, 2026 regarding the property located at 11080 County Road 99, Lillian, AL 36549.

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

Not Aware

PLEASE ANSWER ALL OF THE FOLLOWING QUESTIONS REGARDING YOUR PROPERTY:

1. Does the property or any of its components and/or systems violate any building codes?

YES NO (UNKNOWN)

2. Were any room additions, structural modifications, or other alternations or repairs made without necessary permits? YES (NO) UNKNOWN

3. Is there any living area that is not heated or cooled? YES (NO) UNKNOWN

If yes to either of these questions, please explain: _____

4. Is there finished wood flooring under the carpet? YES (NO) UNKNOWN

If so, which rooms? _____

5. Has there been settling from any cause, structural cracks in the slab or foundation, slippage, underground springs, or other soil or structural problems? YES (NO) UNKNOWN

6. Has there been infestation or damage from wood-infesting insects (termites, beetles, etc.) or fungus (old, new, repaired, or otherwise)? YES (NO) UNKNOWN Explain: _____

7. Has there been damage from fire, smoke, flooding, wind, water, or other causes (old, new, repaired or otherwise)? YES (NO) UNKNOWN

Explain: _____

Seller Initials CM _____ Buyer Initials _____ _____

8. Has there ever been any mold? YES (NO) UNKNOWN If so, where?_____

What, if anything, was done to treat it?_____

_____

9. Do you have a termite bond? (Not pest control) (YES) NO UNKNOWN

If yes, is it for (retreatment) or replacement? Does it have a formosian rider? YES NO (UNKNOWN)
Name of the termite company: Hadley Termite What is the contract expiration date? July 2029

10. Does the property contain lead-based paint, urea-formaldehyde foam insulation, or any asbestos material?
YES (NO) UNKNOWN

11. Are the fireplaces/chimneys working? (YES) NO UNKNOWN Have the fireplaces/chimneys ever been inspected? YES NO (UNKNOWN) When?_____ Are gas logs working? YES NO UNKNOWN

12. 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:_____

_____

13. Is there a landfill (compacted or otherwise) anywhere on the property? YES (NO) UNKNOWN

14. Has there ever been drainage problems, grading problems, or standing water problems?

YES (NO) UNKNOWN

15. Is the property in a flood zone that may require flood insurance? YES (NO) UNKNOWN

16. Is the property connected to a septic tank? (YES) NO UNKNOWN When was the septic tank last inspected? Replaced 2019 Is the property connected to city sewer? YES (NO) UNKNOWN If no, is city sewer available? (YES) NO UNKNOWN

17. Is the property connected to city water? (YES) NO UNKNOWN Is the property on well water?
YES (NO) UNKNOWN

18. Are there any fees or assessments (sewer, paving, water connections, homeowner association, etc.) due now, or known by you to be due in the future? (YES) NO UNKNOWN

19. Is there a Homeowner/Property Owner Association? (YES) NO UNKNOWN

Association Fees $ 170 per quarter. Condo Fees $_____ per _____.

20. Are there any zoning violations, non-conforming uses, or 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 any deed restrictions, easements, or restrictive covenants? (YES) NO
UNKNOWN

21. Does anything on your property encroach (extend onto) your neighbor's property? YES (NO)
UNKNOWN

22. 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

Seller Initials CM _____ Buyer Initials _____ _____

23. Are there any actions, causes of actions, lawsuits, liens or judgments, right-of-redemption, foreclosures (past, present, or potential) concerning the property, or bankruptcy proceedings against you, the Seller?
YES (NO) UNKNOWN

24. Is there any condition, factor, or stigma that affects this property in any way? YES (NO) UNKNOWN Have you received any notifications under the Community Notification Act (Megan's Law)?
YES (NO) UNKNOWN

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

_____

_____

_____

_____

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 the 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 the Seller's knowledge as of the date signed by the Seller/s. Seller/s acknowledges that he/she has read this entire document and received a copy.

All blanks have been answered by the Seller/s Initials CM _____

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

_____

_____

Seller: CM Mathis - POA Date 11-9-26

Seller: _____ Date _____

Buyer: _____ Date _____

Buyer: _____ Date _____

Advisor Representing Broker: _____ Date: _____

Seller Initials CM _____ Buyer Initials _____ _____