

SELLER'S PROPERTY DISCLOSURE STATEMENT

Seller's Name: Timothy Jackson

Property Address: 23799 Lonnie Hadley Rd, Perdido, AL 36562

Notice to Seller: This Property Disclosure Statement ("Disclosure") allows a Seller of residential property to disclose to a potential Buyer all known facts that materially and adversely affect the value of the subject property that is not readily observable. This Disclosure statement is designed to assist the Seller with informing a potential Buyer in evaluating the property for purchase. The listing real estate agent, the selling real estate agent and their respective agents will also rely upon this information when marketing and presenting the property to prospective Buyers. Completion of this Disclosure should be done in accordance with State law.

Notice to Buyer: The information provided is the representation is of the Seller's best knowledge as of the date noted. Disclosure by the Seller is not a substitute for an inspection and you may wish to obtain such an independent home inspection company. The information contained in this statement is not a warranty by the Seller as to the condition of the Property, of which the Seller is required to disclose any known latent (hidden, concealed, or unseen) defects to any potential Buyer.

Buyer's Initials _____ / _____

1. OWNERSHIP.

Property Type: Vacant Land

Ownership Length: 16 years (ex. 5 years)

Accurate Survey of the Property? No, Yes, N/A

Dates Occupied the Property: N/A, 20 to , 20

Other Comments: N/A

2. WATER SUPPLY.

Type: - Public - Well N/A - Other N/A

Any Issues with the Water? No, Yes, the issues are: _____

N/A

Any Water Treatment Systems? No, Yes, Unknown, N/A, Leased

Any Fire Sprinkler Systems? No, Yes, Unknown, N/A, Leased

Fire Sprinklers in Operating Condition? No, Yes, Unknown, N/A

Other Comments: N/A

3. SEWAGE DISPOSAL.

Type: Public Septic and approved for N/A (#) of Bedrooms N/A

Septic Systems Functioning Properly? No, Yes, Unknown, N/A

Last Time the Septic System was Pumped? N/A, 20 N/A

Other Comments: N/A

4. EXTERIOR DRAINAGE.

Water Stand on the Property after a Heavy Rain? No, Yes, Unknown, N/A

Are Gutters and Downspouts in Operating Condition? No, Yes, Unknown, N/A

Other Comments: N/A

5. HAZARDOUS OR REGULATED MATERIALS.

Are there any Hazardous or Regulated Materials located on the Property, including, but not limited to, mold, asbestos, radon gas, lead-based paint, licensed landfills, methamphetamine labs, underground storage tanks, any mining operations or other past contamination on the Property? No, Yes, Unknown, N/A

Other Comments: N/A

6. ZONING VIOLATIONS.

Are there any Zoning Violation, nonconforming uses, violation of building restrictions or set-back requirements or any recorded or unrecorded easement, except for utilities, on or affecting the Property? No, Yes, Unknown, N/A

Other Comments: N/A

7. IMPROVEMENTS.

Have you or a Contractor made Improvements on the Property? No, Yes,
 Unknown, N/A

Other Comments: N/A

8. FLOOD ZONE.

Is the Property located in a Flood Zone? No, Yes, Unknown, N/A

Other Comments: N/A

9. RESTRICTIONS.

Are there any Restrictions on the Property? No, Yes, Unknown, N/A

Other Comments: N/A

10. MINERAL RIGHTS.

Are there any Mineral Rights on the Property? No, Yes, Unknown, N/A

Do you Own the Mineral Rights? No, Yes, Unknown, N/A

Other Comments: N/A

11. MATERIAL DEFECTS.

Are there any Material Defects, including latent defects, affecting the physical condition of the Property? No, Yes, Unknown, N/A

Other Comments: N/A

12. STRUCTURAL SYSTEMS.

Are there any defects with other Structural Systems on the Property? (including but not limited to, exterior walls, floors, driveways, sidewalks, etc.) No, Yes, Unknown, N/A

Other Comments: N/A

13. ADDITIONAL DISCLOSURES.

N/A

14. SIGNATURE AREA

Buyer's Signature

Date _____

Print Name _____

Buyer's Signature

Date _____

Print Name _____

Agent's Signature

Date _____

Seller's Signature

Authentisign
Timothy Jackson

Date 09/20/23

Print Name Timothy Jackson

Seller's Signature

Date _____

Print Name _____

Agent's Signature

Authentisign
Bub Gideons

Date 09/20/23

