PROPERTY SPECIFIC DISCLOSURES FOR:
REAL ESTATE SALE CONTRACT AND TERMS OF AUCTION

J.P. KING
When a lot matters.

Vera Lane Lots
200,201,202,203,204,205,206,208,209,210,211 Vera Lane, Rainbow City, Al 35906

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Without waiving or modifying the above disclaimer in any way or degree, Seller and Auctioneer disclose the following information which relates to the specific Properties identified. Seller and Auctioneer emphasize that there may be other Property Issues affecting any one or more of these identified Properties and this is not an all-inclusive list of such matters to be relied upon by Purchasers.

EXCEPT AS EXPRESSLY STATED BELOW, SELLER WILL TAKE NO ACTION TO ADDRESS, CURE, FIX, REMEDY, REPAIR, OR SOLVE ANY PROPERTY ISSUES DISCLOSED.

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All of the information contained herein is subject to corrections, errors, and omissions, etc. All purchase offers must be based on Purchaser's own investigation of any Property made available for purchase and not on any representations made by any party. Seller makes no representation nor warranty, express or implied, with respect to any of the Property(ies) made available for purchase; every Property is being sold in an AS IS, WHERE IS CONDITION, WITH ALL FAULTS, if any.

This Statement shall not constitute an offer to sell or a solicitation of an offer to buy any of the Properties referenced herein. In addition, and without limitation of the foregoing, there shall not be any sales of any of the Properties in any state in which such offer, solicitation, or sale would be unlawful prior to registration or qualification under the applicable security laws of that state.

1. **Mold Disclosure:** Mold is a naturally occurring microbe that can pose a health risk to people in certain circumstances, particularly where concentrated, high levels exist in a living environment. If the Purchaser is concerned or desires additional information, Purchaser should consult an appropriate professional. Seller and Auctioneer specifically make no representations, guarantees, or warranties of any kind whatsoever regarding the present condition of the property, the future condition of the property, or anything regarding mold, mildew, and the remediation process. Seller and Auctioneer fully and unconditionally disclaim any liability whatsoever for any action,

arbitration, claim, cost, damage, deficiency, expense, loss, suit, or other demand of any kind related to the Property, these conditions, damages, problems, the remediation process, and all related issues.

2. **Patriot Act Representation:** Seller and Purchaser each represent to the other that: (1) their property interests are not blocked by Executive Order No. 13224, 66 Fed. Reg. 49079; (2) it is not a person listed on the Specialty Designated Nationals and Blocked Persons list of the Office of Foreign Assets Control of the United States Department of the Treasury; and (3) it is not acting for or on behalf of any person on that list.

3. **Uses of Property:** Seller and Auctioneer make no representations or warranties as to the allowable uses of the Property. Bidder/Purchaser should consult with the proper governing authorities for Property zoning information and regulations.

4. **Property Tax Disclosure:** Purchaser should not rely on the Seller's current property taxes as the amount of property taxes that the Purchaser may be obligated to pay in the year subsequent to purchase. A change of ownership, use of property, or property improvements triggers reassessments of the property that could result in higher property taxes or rollback taxes. Purchaser will be responsible for any rollback taxes due to their change of use in the property. If Purchaser has questions concerning valuation, Purchaser should contact the county property appraiser's office for information.

5. **Utility Services:** Purchaser shall be exclusively responsible for obtaining any and all permits for the installation or continuation of utility services to the Property itself and paying all costs related to such installation or continuation.

6. **Soil Percolation, Utilities, Suitability, Permits, Etc.: Purchaser is solely responsible for doing all due diligence needed or desired for the Property.** Purchaser is solely responsible for investigating the availability and/or accessibility for all utilities to serve the Property, as well as the practicality and suitability for building or construction of any kind on the Property. Additionally, Purchaser will be solely responsible for obtaining and paying for any and all permits for septic systems and all other items related to the Property and any building, construction, or improvements thereon. Purchaser will also be solely responsible for obtaining and paying the costs for all permits and other fees, tanks, meters, lines, and other needs relative to the Property. Seller and Auctioneer specifically make no representation, guarantee, or warranty of any kind regarding any matter addressed in this paragraph and Purchaser solely assumes all risk and costs for each of these matters.

7. **Mineral Rights:** Seller will convey only such mineral rights that they own, if any, without warranty or guarantee.

8. **Inspections:** All bidders should physically inspect each property prior to bidding as these properties are being offered "as is" with no representations as to the physical condition.

9. **Easements and Access:** Property is selling subject to any, and all, easements for Right of Way, and Access, as referenced in the Title Commitment. A copy will be included in the property details tab of the property listing on www.jpking.com.

Additional Disclosures

** Additional Disclosures may be added prior to the start of the auction by updated disclosure form or by announcement at the auction.

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