

NOTICE OF SALE OF SURPLUS COUNTY PROPERTY

Notice is hereby given by the County Commission of Jefferson County, Alabama, to sell to the highest bidder, by sealed bids, the following parcel of real property:

That certain lot or parcel of land situated at 1655 N Carson Rd, Birmingham AL 35217, Parcel Number 13 00 19 4 001 010.00 in Jefferson County, Alabama and more particularly described as;

Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 19, Township 16 South, Range 2 West and run west along the south line thereof for 335.26 feet; thence $105^{\circ} 37'$ right and run northerly for 1,290.0 feet; thence $105^{\circ} 37'$ left and run west for 393.68 feet to the Point Of Beginning of herein described parcel of land; thence $95^{\circ} 54' 42''$ right and run northerly for 290.75 feet; thence $77^{\circ} 26' 32''$ right and run east for 195 feet, more or less, to the Northwesterly Right-of-Way of Carson Road as described in Instrument No. 2019097809 as recorded in the Probate Office of Jefferson County; thence turn right an angle and run southwesterly along said Northwesterly Right-of-Way a distance of 180 feet, more or less, thence turn right an angle and run westerly along said Right-of-Way a distance of 30 feet; thence turn left an angle and run southwesterly along said Right-of-Way a distance of 320 feet, more or less, to the westerly line of Alabama Gas Company easement as recorded in Real Volume 679 Page 76, in the Office of Probate Judge of Jefferson County; thence turn right an angle and run northerly along said westerly line of Alabama Gas Company easement to the Point of Beginning and end of said parcel of land.

Said parcel lies in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, all being in Section 19, Township 16 South, Range 2 West, Jefferson County, Alabama and contains 1.3 acres, more or less.

The above described real property is a portion of the same properties acquired by Jefferson County by Deed Book 9309, Page 2479, Deed Book 9314, Page 0850 and Deed Book 9501, Page 4369 as recorded in the Probate Office of Jefferson County, Alabama, that lies westerly of and abutting the northwesterly Right-of-Way of Carson Road.

The County will convey the property by warranty deed "AS IS, WHERE IS" with no express or implied warranties.

The County will accept sealed bids for the property until 3:00 PM, Wednesday July 15, 2020. Bidding instruction and the Bid Submittal Form will be available from the Jefferson County Roads and Transportation Department Right-of-Way Division. All bids must be made of the Offer to Purchase form provided by the County and placed in an envelope with the words "Sealed Bid" and the Parcel Identification Number written on the envelope. Bids shall be delivered to the Jefferson County Courthouse, A-200 Roads and Transportation Office in care of James F. Henderson, Jr., County Property Manager, County Courthouse, 716 Richard Arrington Jr Blvd N, A-200, Birmingham AL 35203.

At 3:00 PM, Wednesday July 15, 2020, all bids received shall be opened in public and the amount of each bid recorded. The public opening may also be viewed online at <https://www.facebook.com/JeffersonCountyAL/>. The record of bids shall be reported to the Board of

Commissioners at their next regularly scheduled work session/commission meeting on July 21/July 23 2020.

The Jefferson County Commission will determine the highest responsible bidder for the property and will award the bid upon Commission Approval on July 23, 2020.

To be responsible, a bid must be made of the Offer to Purchase form provided by the County, placed in an envelope with the words "Sealed Bid" and the Parcel Identification Number written on the envelope, and be accompanied by a bid deposit of five percent (5%) of the amount of the bid. A bid deposit may take the form of cash, a cashier's check, a certified check, or a money order. The deposit of the bidder to whom the award is made will be held until the property is closed; if that bidder refuses at any time to close the sale, the deposit will be forfeited to the County. The deposits of other bidders will be returned at the time the Jefferson County Commission awards the property to the highest responsible bidder.

The County reserves the right to withdraw the property from sale at any time and the right to reject all bids.

Inquiries about the property and the sale may be made to

James F. Henderson, Jr., County Property Manager,
County Courthouse,
716 Richard Arrington Jr Blvd N,
A-200, Birmingham AL 35203,
(205) 325-5134
hendersonj@jccal.org

JEFFERSON COUNTY
SALE OF COUNTY OWNED REAL PROPERTY
BIDDING INSTRUCTIONS

Important Property Information: Jefferson County makes no representations as to unforeseen circumstances on the property or the exact property boundaries. PROPERTIES ARE SOLD "AS IS". It is up to the bidder to verify the property with regard to size, zoning, development potential, structural and mechanical issues, etc., to the extent the bidder is satisfied and understands what is being required.

Submitting a Bid for Purchase:

1. A bid for County-owned property must be submitted in writing on a Jefferson County Offer to Purchase form and must include a five percent (5%) bid deposit. Please read the form, which includes standard provisions and restrictions.
2. All bids must be made on the Jefferson County Offer to Purchase and Contract form provided by the County and placed in an envelope, along with the bid deposit, with the words, "Sealed Bid" and the Parcel Identification Number written on the envelope. Bids shall be delivered to the Jefferson County Roads and Transportation Right-of-Way Department, Attn: James F. Henderson, Jr., A200 Courthouse, 716 Richard Arrington Jr. Blvd, N, Birmingham, Alabama 35203.
3. The written offer should be submitted with a five percent (5%) bid deposit in the form of cash, a cashier's check, a certified check or money order to Jefferson County Commission.
4. Jefferson County shall convey the property with a warranty deed,

Inquiries about the property and the sale may be made to James F. Henderson, Jr., County Property Manager, at the County Courthouse, 716 Richard Arrington Jr Blvd N, A-200, Birmingham AL 35203 or at 205-325-5134 or hendersj@jccal.org.