

OFFER/BID SHEET FOR LAND AT 1655 CARSON ROAD N  
BIRMINGHAM AL 35217

Parcel Number 13 00 19 4 001 010.00

1. Bids must be received in the Roads and Transportation Division, Right-of-Way Department, A200 Courthouse, 716 Richard Arrington Jr. Blvd, N, Birmingham, Alabama 35203, by 3:00 p.m., Wednesday, July 15<sup>th</sup>, 2020, at which time they will be opened and publicly read.
2. The winning bidder will be allowed thirty (30) days from the date of bid openings to arrange for financing and to deliver payment in full to Jefferson County. Jefferson County will not consider offers that do not render payment in full within 30 days or are otherwise conditioned.

Jefferson County reserves the right to reject any and all bids.

3. All parties agree to execute any and all documents and papers necessary in connection with the closing and transfer of title at a place designated by the Jefferson County, County Manager.
4. Possession shall be delivered immediately upon closing
5. By Signing the Bid/Offer Form the Buyer acknowledges and agrees to the terms outlined in Attachment A - **JEFFERSON COUNTY, AL OFFER TO PURCHASE AND CONTRACT STANDARD PROVISIONS AND RESTRICTIONS**

DATE: \_\_\_\_\_  
(please print)

BIDDER'S NAME: \_\_\_\_\_  
(please print)

ADDRESS: \_\_\_\_\_  
(please print)

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TELEPHONE #: \_\_\_\_\_  
(please print)

TOTAL AMOUNT OF BID: \_\_\_\_\_  
(please print amount in words)

\_\_\_\_\_ (\$ \_\_\_\_\_)

\_\_\_\_\_  
Signature of Bidder

## EXHIBIT A

### JEFFERSON COUNTY, AL

#### OFFER TO PURCHASE AND CONTRACT STANDARD PROVISIONS AND RESTRICTIONS

1. **DEPOSIT WITH OFFER:** In the event this offer is not accepted as a result of the Seller's rejection of any or all offers, the failure to satisfy any of the conditions hereof, or in the event of any breach of this Contract by the Seller, then the deposit shall be returned to Buyer. In the event this offer is accepted and the Buyer fails to close or otherwise breaches this contract, then the deposit shall be forfeited, but such forfeiture shall not affect any other remedies available to the Seller for such breach.

2. **PRORATIONS AND ADJUSTMENTS:** Unless otherwise provided, the following items shall be prorated and either adjusted between the parties or paid at closing:

(a) Ad valorem taxes on real property due for the next fiscal year period shall be paid by Buyer when closing is held between January 1 and June 30th

(b) Ad valorem taxes on personal property, if any, for the entire year shall be paid by Seller;

(c) Rents, if any, for the Property shall be prorated to the date of closing.

3. **FIRE AND OTHER CASUALTY:** The risk of loss or damage by fire or other casualty prior to closing shall be upon Seller.

4. **SOILS AND ENVIRONMENTAL CONDITIONS:** Buyer and Seller Acknowledge that the property is to be sold in "as is" condition; that no assurances or warranties are given by Seller as to the condition of the site, including any adverse conditions discoverable by soils studies or other subsurface investigations of the property. Seller and Buyer expressly agree that no environmental studies or investigations have been performed by the Seller incidental to the sale of the property; and that any such studies or investigations to be performed by the Buyer are the sole responsibility of the Buyer; and that the Buyer expressly releases and discharges the Seller from any and all responsibility and liability resulting from surface, soils, ground water or other contamination or adverse environmental condition of the site, whatsoever.

#### 5. **CONDITIONS:**

(a) The Property must be in substantially the same condition at closing as on the date of this offer, reasonable wear and tear excepted.

(b) Title will be delivered at closing by **WARRANTY DEED**.

6. **NEW LOAN:** Buyer shall be responsible for all costs with respect to any new loan obtained by Buyer. Seller shall have no obligation to pay any charge in connection therewith unless specifically set forth in this contract.

7. **CLOSING EXPENSES:** Seller agrees to prepare the property deed. Buyer shall

pay for recording the deed and for preparation and recording of all other instruments, if any incidental to closing.

8. **EVIDENCE OF TITLE:** Seller agrees to use its best efforts to deliver to Buyer as soon as reasonably possible after the acceptance of this offer, copies of all title information in possession of or available to Seller, including but not limited to: title insurance policies, attorney's opinions on title, surveys, covenants, deeds, notes and deeds of trust and easements relating to the Property.

9. **ASSIGNMENTS:** This contract may not be assigned without the written agreement of all parties, but if assigned by agreements, then this contract shall be binding on the assignee and his heir and successors.

10. **PARTIES:** This contract shall be binding upon and shall inure to the benefit of the parties and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.

11. **SURVIVAL:** If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the closing, it shall survive the closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.

12. **ENTIRE AGREEMENT:** Buyer acknowledges that he has inspected the Property. This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein in writing.