

LIVE COMMERCIAL LAND AUCTION

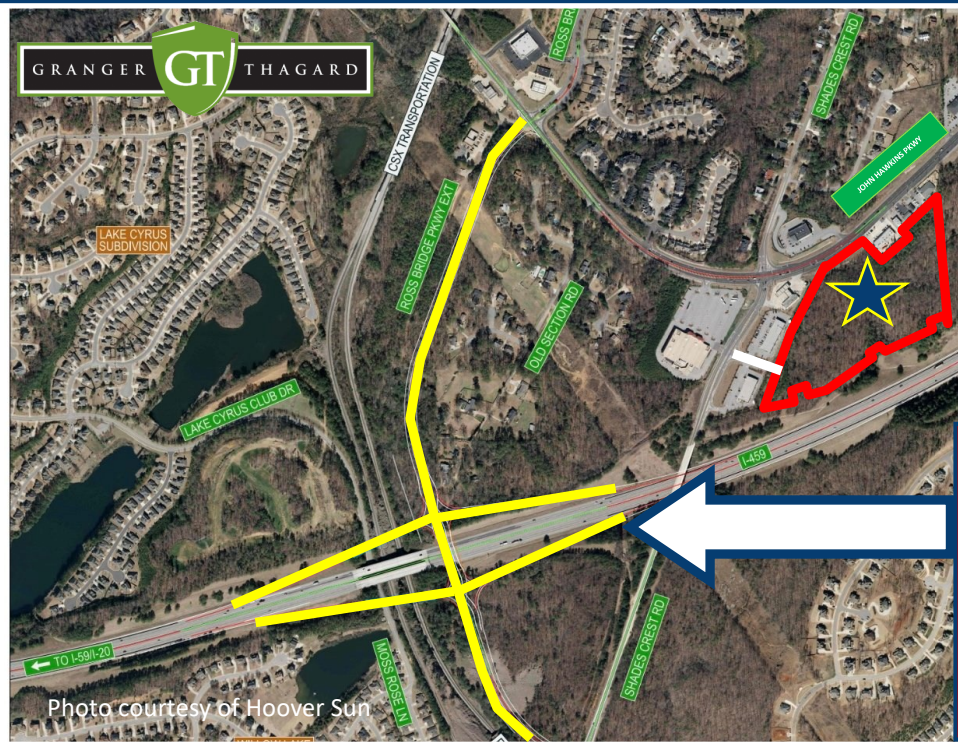
Thursday, July 30th

1 PM

Register by 12:45

HELD AT:

Holiday Inn Hoover
2901 John Hawkins Parkway
Hoover, AL 35244



★ See auctioneer's note below regarding the terms.

3413 South Shades
Crest Road
Near the coming
I-459 EXIT 9

— New Exit #9 / Ross Bridge Parkway Access

— Ingress

For details, photos, and MUCH MORE visit: GTAuctions.com

PROPERTY FEATURES

See more details at GTAuctions.com

- 16+/- acres zoned Hoover Commercial
- The ingress/egress is from South Shades Crest Road - TOUR AT YOUR CONVENIENCE!
- 1,200+/- ft frontage on I-459
- 300+/- ft frontage on John Hawkins Parkway
- Fresh Title provided by Alabama Title which is a term of a sale (no exceptions)
- Fresh Survey from C&C surveying, which is a term of sale (no exceptions)
- Closing will be held at the office of Gene Gray (no exceptions)

AUCTIONEER'S NOTE

THIS APPEARS TO BE THE LARGEST AVAILABLE LAND TRACT NORTH OF I-459 **IN THE IMMEDIATE PROXIMITY OF THE FUTURE EXIT# 9**. THE CREDITORS HAVE MUTUALLY AGREED TO SELL AT OR ABOVE \$1,150,000.00 PROVIDING THE PURCHASER CAN CLOSE ON OR BEFORE AUGUST 27, 2026 **WHICH IS A MANDATORY TERM OF SALE**. THE FRESH TITLE AND SURVEY ARE COMPLETED AND THE REAL ESTATE SELLS "AS IS" WITH THE CURRENT ZONING. THE ABOVE MINIMUM SATISFIES THE STATE OF ALABAMA FOR BACK TAXES and THE TWO (2) LIENS TO THE FAVOR OF MECCA AND SAIA...Jack F. Granger

Terms to Register for the Auction and Purchase

- Current bank letter made to the auction company to guarantee earnest money of 20% of the Final Contract Price
- Live remote bidding for registered bidders who have deposited \$230,000 with Gene Gray by July 25, 2026, with any balance due his escrow account within 24 hours post-auction. The purchaser's earnest funds are non-refundable if not closed by August 27th.
- Property is sold **AS IS**—more terms at GTAuctions.com
- Close on or before 8/27/2026

**As always,
BROKER CO-OP INVITED**

Contact GTA before auction day for
instructions and the proper form



Imagine the security and relief in having a solo purchase of THIS MUCH COMMERCIAL LAND in this EXPLODING AREA and without the exhausting future efforts of negotiating with several landowners to assemble anything remotely similar, and our sellers are ready to close now.

For details, photos, and MUCH MORE come back soon!