Residential - ConventionalSingleFamily

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MLS#:	428390p	**Status:** Active	**LP:**	$13,500
Addr:	828 N 47TH ST		**OrigLP:**	$13,500
	BIRMINGHAM, AL 35212		**Beds:**	3
County:	Jefferson		**Baths:**	1/0
Area:	160 EastLake/Woodlawn			
Nbr/Com:	WOODLAWN		**YrBlt/Dsc:**	1935/EXIST
FloodPln:	N **Seller'sInitials:__**		**Pool:**	N
LotDim:			**Acres:**	0.14+/-
ElemSch:	HUDSON	**Middle:** HAYES	**High:**	HAYES
MapBk/Pg:	3/58		**WfFeet:**	
ParcelID:	23-20-4-005-042000			
Legal:	N 10 FT OF LOT 30 and S 30 FT OF LOT 31 PHILLIPS ADD TO BHAM			
Dir:	From I-59, take Airport exit, go right, turn right on 47th St N			

Great investment property; sold in "As Is" condition. All offers must be submitted with pre-approval/proof of funds letter, and copy of earnest money check. Right of Redemption may apply. Commission is based on purchase price, less any concessions. Corporate Addendums to follow acceptable offer.

Agent Notes: Selling agent to verify school district and any other information important to purchaser. -----> Click here to report a possible inaccuracy on this listing <-----

RoomType	Lvl				
Living/Dining	1	**Style:**	1Story	**Parking:**	Driveway
Bedroom	1	**Cnstrc:**	Wood	**Fndatn:**	Crawl
Bedroom	1	**FirePlc:**		**FirePlLoc:**	
Bedroom	1	**Util/Acc:**	WtrHtrElec	**Sewer:**	CONNECTED **Seller'sInitials:__**
Kitchen	1	**Energy:**		**ConstrStart/End:**	/
FullBath	1	**Floors:**	Carpet, Tile, Vinyl	**OnSite/When:**	/
		Heating:	Central	**Cooling:**	Noair
		Lot Desc:		**FeeIncl:**	
		Laundry:		**Amnties:**	
		Interior:			
		Exterior:			
		KitchenFea:			
		KitchenEq.:	None		
		Bath:			

LeadPntDisc:	Y **Seller'sInitials:__**	**#CarGar:**	0	**#Gar(ML):**	0	**#Gar(Bsmt):**	0	**#Fireplc:**	0
TermiteContract:		**TermiteCompany:**				**HousePlan:**		**Adv:**	Y

AnnlTax: $628 **Financing:** CASH, CONVENTIONAL **Cndo/ThFee:** $/ **AsscFee:** N $/ **GarFee:** N $/ **FireFee:** N $/ **LibFee:** N $/ **4Clsr:** Y

LstOff:	(BHMGR) Birmingham Guaranty Realty			**Office Phone**	**205-833-6200**	**OwnPh:**	CORPORATE/
LstAgt:	(MEREDIVE) VELMA MEREDITH			Cell	205-746-5445	**Shw:**	Call-LA, CallOffice
Co-Off:	()			Office Ph	205-833-6200	**Cntct:**	VELMA MEREDITH
Co-Agt:	()			Home	205-929-4336	**Ph1:**	205-746-5445
CommSA:	00 **CommBB:**	7.4%	**CommTB:**7.4%			**Ph2:**	205-833-6200
BrkrRel:	TBR **LockBox:**	COMBO	**ListType:** ER **DRC:** N			**LD:**	5/15/2009
Misc:						**ED:**	8/15/2009 **WD:**

By Seller's signature below, Seller acknowledges that Seller has personally reviewed the information set forth above in this Seller Information Sheet and has verified, and does hereby represent and warrant, that all said information was provided by Seller and is accurate and complete to the best of Seller's knowledge.

Seller:_____Date:_____Seller:_____Date:_____

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Prepared by VELMA MEREDITH of Birmingham Guaranty Realty on 5/17/2009 8:21:35 PM