

**STATE OF ALABAMA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
STATE LANDS DIVISION**

**INVITATION FOR BIDS FOR THE SALE OF STATE LAND
LOCATED IN JEFFERSON COUNTY, ALABAMA**

Notice is hereby given pursuant to Code of Alabama, 1975, Section 9-15-70 et seq. that sealed bids for the sale of state property will be received by the State Lands Director until July 1, 2010 at 2:30 p.m., at which time all bids will be publicly opened and read in the office of the State Lands Division, Department of Conservation and Natural Resources, 64 North Union Street, Room 464 Folsom Administrative Building, Montgomery, Alabama 36104-1901.

A parcel of land located in Jefferson County, Alabama, being more commonly known as the BIRMINGHAM TAXPAYER SERVICE CENTER, 2024 THIRD AVENUE NORTH, BIRMINGHAM, ALABAMA, which parcel is more particularly described as follows:

A parcel of land located in Township 17 South, Range 3 West, Section 36, Jefferson County, Alabama, comprised of Lot Eighteen and the West Half of Lot Twenty, in Block Seventy-Four, according to the plan and survey of the City of Birmingham, Alabama, being also described as:

Beginning on the North line of Third Avenue, fifty feet West from the Northwest corner of Third Avenue and Twenty-First Street, running thence northerly and parallel with Twenty-First Street, one hundred forty feet to an alley; thence westwardly along the South line of said alley, fifty feet; thence southwardly and parallel with said Twenty-First Street, one hundred fifty feet to Third Avenue; thence eastwardly along the North line of said Third Avenue, fifty feet to the point of beginning, together with all improvements thereon and containing .16 acres, more or less.

Any conveyance will be subject to:

- (1) The terms and provisions of certain party wall agreements as recorded in Volume 355, Page 45 and Volume 357, Page 74, of the records in the Probate Office of Jefferson County, Alabama; and
- (2) Reservation of all oil, gas, and minerals; and
- (3) All other reservations and restrictions of record.

The MINIMUM BID for purchase of the subject property is set at \$550,000.

Each bid submitted must be accompanied by a certified or cashier's check in the amount of \$110,000 as a bid deposit made payable to the State Lands Division, which will be forfeited if the bid is accepted and the Bidder does not complete the transaction. Any bid submitted without such check will not be considered. Unsuccessful bidders' deposits will be returned promptly following the bid opening. The successful bidder's deposit will be applied to the purchase price of the successful bid.

All bids submitted must be clearly marked on the outside of the envelope "SEALED BID FOR BIRMINGHAM TAXPAYER SERVICE CENTER, 2024 THIRD AVENUE NORTH, BIRMINGHAM, JEFFERSON COUNTY, ALABAMA, NOT TO BE OPENED UNTIL JULY 1,

2010 AT 2:30 P.M." and mailed to: State Lands Division, Room 464, Folsom Administrative Building, 64 North Union Street, Montgomery, Alabama 36104.

ATTENTION: PLEASE NOTE THAT ALL BIDS MUST BE SUBMITTED SPECIFICALLY TO THE STATE LANDS DIVISION OFFICE AT 64 NORTH UNION STREET, ROOM 464, FOLSOM ADMINISTRATIVE BUILDING, MONTGOMERY ALABAMA 36130 (36104 IF DELIVERED BY PRIVATE COURIER).

NO BID SHALL BE RECEIVED FOR ANY REASON ANY TIME AFTER THE ADVERTISED DEADLINE. IT SHALL BE THE SOLE RESPONSIBILITY OF THE BIDDER TO ENSURE ACTUAL RECEIPT OF THE BID BY THE STATE LANDS DIVISION PRIOR TO THE ADVERTISED DEADLINE.

The successful bidder must complete the transaction within 30 days of award or forfeit the bid deposit. Specification of a minimum bid amount to be considered does not suggest acceptance of any bid which may equal or exceed that amount. The State does not warrant nor guarantee title to the lands herein advertised.

This sale is conducted pursuant to the provisions of the Alabama Land Sales and Leasing Act (Act 95-280) and/or other laws of the State of Alabama governing this transaction whether or not included in this notice. The State reserves the right to reject any or all bids and further reserves the right to negotiate a higher sales price for the purchase of the property with the highest bidder. No sale may be made at a price less than the highest bid received or published minimum, whichever is highest.

The Department of Conservation and Natural Resources does not discriminate on the basis of race, color, religion, age, gender, national origin, or disability in its hiring or employment practices nor in admission to, access to, or operations of its programs, services, or activities.

The property may be inspected at any time before July 1, 2010 at 2:30 p.m., by contacting the State Lands Division. Persons desiring further information regarding this sale may contact the State Lands Division at the above address, or by telephone at (334) 242-3484.



Patricia J. Powell
State Lands Director

6/1/10
Date