STATE OF ALABAMA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

ANNOUNCEMENT OF PUBLIC AUCTION 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 a **Public Auction** for the sale of state property described below located in Jefferson County, Alabama will be conducted at the AIDB Birmingham Regional Center located at 2732 7th Avenue South Birmingham, AL 35222 on **December 11, 2026, at 11:00 AM.** Bidding will begin at this time. It is the sole responsibility of interested bidders to arrive sufficiently in advance of this start time.

Also pursuant to the above referenced Code Sections, officers and employees of the Department of Conservation and Natural Resources and the Alabama Institute of Deaf and Blind, as well as members of their families, shall be excluded from bidding on any property described herein.

A parcel of land located at 220 34th Street South, Birmingham, Jefferson County, Alabama, containing 74,565 square feet more or less.

The Public Auction will begin at a **minimum bid of $1,300,000**. Specification of a minimum bid amount to be considered does not suggest acceptance of any bid which may equal or exceed that amount. No bid below the applicable minimum bid will be accepted.

To qualify as the successful high bidder, the initially announced high bidder must **immediately** deliver as **bid deposit** a certified or cashier's check **(NO PERSONAL CHECKS ACCEPTED)** in the amount of $50,000 made payable to the State Lands Division. If a high bidder fails to immediately present such bid deposit satisfactory to the State Lands Division, the bidder will be disqualified and bidding may resume at the discretion of the State Lands Division.

The successful bidder must complete the transaction within thirty (30) days of award or forfeit the submitted bid deposit (pursuant to Section 9-15-76). The successful bidder's bid deposit will be applied to the purchase price. The successful bidder shall reimburse the Alabama Institute for Deaf and Blind for the cost of the appraisal, $2,000, and for the advertisement fees incurred for this notice.

Any conveyance will be made subject to reservation of all oil, gas, and mineral rights as well as rights associated with pore space and to all other restrictions of record.

If ADA accommodations are needed, please contact Bailey Forks at (334) 242-3412. Requests should be made as soon as possible but at least seven (7) days prior to the auction date.

The State does not guarantee title to the lands herein advertised or otherwise warrant or guarantee the condition of the land or any improvements. All bidders should satisfy themselves as to the State's title, accuracy of acreage offered, tract condition, and tract accessibility.

This sale is conducted pursuant to the provisions of the Alabama Land Sales and Leasing Act (Act No. 95-280), codified at Sections 9-15-70 et seq. (LSLA), and/or other laws of the State of Alabama governing this transaction whether or not included in this Announcement. The State reserves the right to reject any or all bids and further reserves the right to negotiate a higher sale price with the highest bidder. In the event a successful bidder fails to complete the transaction, the State further reserves the right to further negotiate in accordance with the LSLA.

The Alabama Department of Conservation and Natural Resources (ADCNR) does not discriminate on the basis of race, color, religion, age, sex, national origin, disability, pregnancy, genetic information, or veteran status in its hiring or employment practices nor in admission to, access to, or operations of its programs, services, or activities.

Unless specifically provided otherwise in a subsequent corrective advertisement, the terms and conditions as stated in this Announcement shall be controlling over this transaction.

Potential bidders seeking to access the property for the purposes of inspection may contact Mark Richenderfer with the Alabama Institute for Deaf and Blind at 256-716-3686. Such requests should be made sufficiently in advance of the auction date and will be considered in accordance with staff availability. Potential bidders may obtain a copy of the applicable map at https://www.outdooralabama.com/public-notices/land-sales-and-leasing-act.

Patricia Powell McCurdy
Patricia Powell McCurdy
State Lands Director

11/12/26
Date

APPROVED LEGAL