

# TIMBER SALE NOTICE

January 17, 2019

Buyers of Timber in Walker County, Alabama:

J. H. Graham, Inc, is representing the Estate of Matilda Singleton, in the sale of ±160 acres of timber located in Walker County of Alabama. We invite you to make a **lump sum BID for all "TREES" within the sale area.** A legal description of the tract and a map defining the sale area are attached.

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**"TREES"** consist of all pine and hardwood trees within the sale area outside of **SMZs** and all trees within the SMZs with a painted blue mark around them. SMZ's are marked with blue paint.

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The quantity of timber represented for sale (SEE ATTACHED) has been determined to the best of our ability but cannot be guaranteed by Seller or J. H. Graham, Inc Bidders are expected to satisfy themselves as to the quantity of timber or number of trees and may inspect or cruise the sale area for this purpose. For more information including access arrangements contact Chip Graham (205) 522-2959.

Your bid should be made on the form provided herewith, and plainly marked **ESTATE OF MATILDA SINGLETON TIMBER BID.** Bids may be mailed, hand delivered or emailed to J. H. Graham, Inc, 812 Airport Road South, Jasper, AL 35501 (Phone:(205) 221-7999) (Fax:(205) 221-5785). **Bids will be opened at 1:00 o'clock p.m. on Friday, February 15, 2019.** Emailed bids will be accepted until 12:00 p.m. on the 15th. Bids will be opened at the above time at the office of J. H. Graham, Inc.

The successful bidder will have twelve (18) months to cut these TREES. The rights of any successful bidder are contingent upon the subsequent signatures, by the bidder and the seller, on a written TIMBER SALE CONTRACT. The successful bidder will also be required to deposit a Cashier's or Certified check in the amount of Two Thousand Dollars (\$2,000.00) for the faithful performance of this contract, in addition to a Cashier's or Certified check for the payment of his lump sum bid. The performance checks should be made payable to J. H. Graham, Inc, Sales Escrow Account and will be returned upon the satisfactory completion of the Timber Sale Contract. **Payment of the lump sum amount will be required at closing.**

It is intended that notification under the terms of this Invitation will be given to the successful bidder(s) as soon as practical after tabulation and verification of all bids received; and in all events, by personal notification or mail posted not later than 72 hours from said date and time. No additional or other bids will be received or considered in the meanwhile. *In sending you this "Invitation to Bid" the Seller reserves the right to reject any or all bids.*

## SINGLETON TRACT

In response to the foregoing "Invitation to Bid" which is included in this bid proposal, the undersigned offers

\$ \_\_\_\_\_

to purchase and cut all the designated "TREES" on the lands therein described (see attached plat) and to pay this amount within 30 days of acceptance of this bid. The undersigned further agrees to execute a TIMBER SALE CONTRACT with the seller and to comply with the other terms and conditions of such "Invitation".

Respectfully submitted this \_\_\_\_ day of \_\_\_\_\_, 2019.

BIDDER \_\_\_\_\_

ADDRESS \_\_\_\_\_

BY: \_\_\_\_\_ Official Capacity \_\_\_\_\_

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### ACCEPTANCE

The foregoing offer of \_\_\_\_\_ for all TREES owned by the ESTATE OF MATILDA SINGLETON

is accepted by: \_\_\_\_\_ As its: \_\_\_\_\_

this \_\_\_\_ day of \_\_\_\_\_, 2019.

## LEGAL DESCRIPTION

**TOWNSHIP 15 - SOUTH, RANGE 6 WEST**  
**Walker County Alabama.**

SECTION 23:

SW/4 of the NW/4

SECTION 22:

All of the E/2 lying East of the Warrior River.