

**AGENDA  
NORTHPORT ZONING BOARD OF ADJUSTMENT  
THURSDAY, APRIL 17, 2025**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
  - A. March 20, 2025
- 4. APPROVAL OF THE AGENDA**
- 5. VERIFICATION OF PROPER NOTIFICATION**
- 6. VERIFICATION OF NO CONFLICT OF INTEREST**
- 7. NOTICE OF RIGHT TO APPEAL**
- 8. OLD BUSINESS**
- 9. NEW BUSINESS**
  - A. **SE-25-2 Mateo Baltazar** - Mateo Baltazar is requesting a special exception to allow a manufactured home as in-fill dwelling for the property located at 6951 Baptist Campground Road.
- 10. DISCUSSION**
- 11. CITIZEN COMMUNICATIONS**
- 12. ADJOURNMENT**

## NOTICE OF RIGHT TO APPEAL

In accordance with section 11-52-81 of the *Code of Alabama*, any party aggrieved by a decision of this Board tonight may within 15 days from tonight appeal to the Tuscaloosa County Circuit Court by filing with this board a written notice of appeal specifying the decision from which the appeal is taken. This right to appeal is available to the person or entity petitioning this Board tonight and all other parties that may be aggrieved by a decision of this Board.



TO VIEW OUR AGENDAS, AGENDA  
PACKETS AND MINUTES

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**OFFICIAL MINUTES  
NORTHPORT BOARD OF ZONING ADJUSTMENT  
THURSDAY, MARCH 20, 2025**

The Northport Zoning Board of Adjustment was called to order at 6:00 p.m. on Thursday, March 20, 2025, in the Council Chambers of the Northport City Hall by Chairman Jon Garner.

Upon roll call the following members were found to be present: Mr. Aubrey Dale, Mr. Jon Garner, Mr. Kevin Shobe, and Ms. Tena Phifer. Absent and failing to vote were Mr. Chad Haynie and Mrs. Jennifer Taylor-White. Also present were staff members Mrs. Julie Ramm, Ms. Meredith Mullins, Mr. Ron Davis, Mrs. Holly Phillips and Mrs. Katelyn Lesley.

**Approval of Minutes**

**Motion by Mr. Dale** to approve the minutes for February 20, 2025. **Seconded by Mr. Shobe.** Roll call vote was as follows: Mr. Dale – Yes; Ms. Shobe – Yes; Mr. Garner – Yes; and Mrs. Phifer – Yes.

**Motion Carried.**

**Approval of Agenda**

**Motion by Mr. Shobe** to approve the agenda for March 20, 2025. **Seconded by Mrs. Phifer.** Roll call vote was as follows: Mr. Shobe– Yes; Ms. Phifer – Yes; Mr. Dale – Yes; Mr. Garner – Yes. **Motion Carried.**

**Approval of Proper Notification-** Mrs. Ramm informed the Board that proper notification was given.

**Verification of No Conflict of Interest** – No conflicts of interest.

**Notice of Right to Appeal**

**Old Business**

**New Business**

- A. **SP-25-1** – Charlotte Davis is requesting a special exception to allow a manufactured home as in-fill dwelling for the property located at 9901 Jones Road

Charlotte Davis, 9901 Jones Road, spoke at the podium. Mrs. Davis stated that she wants to put a mobile home on her property. Her son already has a mobile home on another piece of property on the other side of this property. Mr. Garner asked Mrs. Davis if this would be the home that she was going to live in. Mrs. Davis confirmed that was correct.

Chairman Garner opened the floor for a public hearing.

With no one to appear before the board, Chairman Garner closed the public hearing.

**Motion by Ms. Phifer** to grant Charlotte Davis a special exception to allow a manufactured home as shown on the application for the property located at 9901 Jones Road. **Seconded by Mr. Shobe.** Roll call was as follows: Ms. Phifer – Yes; Mr. Shobe – Yes; Mr. Dale – Yes; and Mr. Garner – Yes. **Motion Carried.**

**B. V-25-2** – Tuscaloosa Children’s Theatre is requesting a variance from the banner requirements found in section 10.08.03 for the property located at 601 Energy Center Boulevard.

Mary Jane Turner, 601 Energy Center Boulevard, spoke at the podium. Mrs. Turner stated that they are requesting two banners between each window to show the community what we offer and the upcoming shows. Sealy Realty has approved this.

Mr. Garner stated that signage in the City of Northport is a very sensitive subject. Mrs. Turner asked Mr. Garner what his hesitations would be for the banners. Mr. Garner stated that even if members of this board felt like in this unique case it was appropriate that it opens the door for everyone else who wants a banner to come petition to the board. Mr. Garner stated that we also consider the area (surrounding businesses). Mrs. Turner stated that they are the only freestanding business.

Mr. Davis stated that this is a variance and with a variance you have to show a hardship. Mrs. Turner stated that Tuscaloosa Children’s Theatre is moving into the Saban Center in 2027 so this would be temporary. The City of Tuscaloosa has already approved these banners. Mr. Garner asked how long they have been at this location. Mrs. Turner stated they have been at this location for about 5 years. Mr. Garner stated that he thinks the intended purpose is great, but unfortunately sometimes you cannot factor that in a purpose like this. Mr. Davis stated that this does run with the land, if you have a two-banner variance, the variance will last forever. Mr. Garner stated that if they want it year-round, it is starting to look more permanent. Mrs. Turner stated that her first thought was to have it only during production (three a year). Mr. Garner asked staff if the request for a variance for more than one thirty-day period per year be considered. Mrs. Ramm stated that you could consider it but as Mr. Davis stated your setting that precedent for any others and it does still run with the land.

Mrs. Ramm reminded the board that since there were only four members present, it would take a unanimous vote to approve anything.

Chairman Garner opened the floor for a public hearing.

With no one to appear before the board, Chairman Garner closed the public hearing.

**Motion by Ms. Phifer** to grant Tuscaloosa Children’s Theatre a variance from the sign standards to allow banners as shown on the application for the property located at 601 Energy Center Boulevard. **Seconded by Mr. Shobe.** Roll call was as follows: Ms. Phifer – No; Mr. Shobe – No; Mr. Dale – Yes; and Mr. Garner – No. **Motion Failed.**

## **DISCUSSION**

## **XI. ADJOURNMENT**

All members voted yes by a voice vote and the meeting was adjourned at 6:13pm.

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Mr. Jon Garner, Chairman

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Julie Ramm, Secretary

**NORTHPORT ZONING BOARD OF ADJUSTMENT**  
**STAFF REPORT**  
**April 17, 2025**

**AGENDA ITEM**

**Case Number:** SP-25-2

**Request:** Special Exception

**Location:** 6951 Baptist Campground Road

**Applicant:** Mateo Baltazar

**SUBJECT PARCEL**

**Zoning:** Residential Single-Family (RS-1)

**Zoning of Adjacent Property:** Residential Single-Family (RS-1) & Unincorporated (no zoning)

**Proposed Action:** To allow a new mobile home as an in-fill dwelling

**STAFF COMMENTS**

Matero Baltazar is requesting a special exception to allow a mobile home in a residential single-family zone. The standards for this request are found in section 3.04.05 and are included below:

**3.04.05 Manufactured Housing**

- A. Purpose. The purpose of this section is to provide standards and procedures specifically relevant to the location and development of manufactured housing and manufactured home communities.
- B. Compatibility Standards: Manufactured homes must be compatible to site-built and other housing in the immediate general area within the same zoning district. Approval in accordance with [§14.04 Special Exceptions](#) is required and may only be granted when the manufactured home is substantially similar in size, siding material, roof material, foundation and general aesthetic appearance to: (1) site-built or other forms of housing permitted in the same general area under this Ordinance; (2) existing development; or (3) proposed development in the same zoning district. Items subject to compatibility comparison will include the following:

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3-5

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December 16, 2024

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1. Exterior Finish. Any material may be used for exterior finish that is generally used in areas near the location where the manufactured home is sited.
2. Size and Appearance. The general appearance and square footage of the home must be consistent and compatible with housing in adjacent locations to ensure compatibility.
3. Site-orientation. Manufactured homes must be placed on lots in a manner compatible with and reasonably similar in orientation to other residential structures in the area.
4. Utilities. The home must be connected to water and sewage systems (including well and septic tank, if applicable) approved by the Alabama Department of Public Health or the Alabama Department of Environmental Management.
5. Underpinning. The type of material and method used for underpinning must be consistent with and compatible to site-built homes in adjacent locations.

C. Standards for All Manufactured Homes

1. All manufactured homes that do not conform to this §3.04.05 on its effective date are treated as nonconforming uses. All manufactured homes placed after the effective date must comply with this §3.04.05 and any other applicable requirements of this Ordinance.
2. It is unlawful for any person to place, replace or relocate a manufactured home within the City without first being granted a permit.
3. Prior to installation, each manufactured home must bear a seal certifying compliance with the HUD Code. Any existing manufactured or mobile home not bearing such a seal is deemed and treated as a nonconforming structure and use in accordance with [Article 11 Nonconformities](#).
4. All manufactured homes must be set up, installed and anchored in compliance with the requirements of the Alabama Manufactured Housing Commission.
5. All manufactured homes must be skirted with a weather-resistant material. Skirting must be adequately vented.
6. Once a manufactured home has been placed and prior to occupation, all tow bars and axles must be removed and either removed from the property or stored on the lot where they will not be visible.
7. Prior to occupation, a landing, porch or deck must be installed on all entrances. At least one of said landings, porches or decks must be at least five feet in depth (measured outward from the exterior of the home), at least eight feet in length and must contain a railing along all exterior sides. Stairs must be at least three feet wide and must have exterior railing. All required stairs, landings, porches and decks must be constructed of treated or cedar wood or masonry or some combination of both. Required railing may be constructed of wood or metal material.

D. Temporary Use of Manufactured Homes

1. The Board, in accordance with [§14.04 Special Exceptions](#), may grant permission to use a manufactured home upon the premises on which a building or home is being constructed during the time of construction and may qualify, limit or terminate such permission at any time.
2. Such permits are issued for a specified time period to allow for the construction of the permanent building. If construction is not started by the allotted start date or if the construction does not continue

on a reasonable basis, as determined by the Council, the permit will be revoked unless an extension is granted by the Board upon request of the applicant.

E. Manufactured Homes as Infill Dwellings. Manufactured Homes may be permitted in accordance with [§14.04 Special Exceptions](#) on a vacant lot within the AG and RS districts, subject to the following compatibility standards:

1. The proposed manufactured home will not be located on a vacant lot that is within a designated local, state or federal historic district, or a vacant lot that is between two or more structures that have been listed on or are eligible for addition to the National Register of Historic Places.
2. The combined value of the proposed manufactured home and subject property must be at least 90% of the average appraised value of all adjoining, developed single-family properties.

**STAFF RECOMMENDATIONS:**

The standards for special exceptions as outlined in section 14.04 of the Northport Zoning Ordinance are as follows:

**§14.04 Special Exceptions**

*14.04.01 Purpose and Application. The purpose of the section is to empower the Board to approve special exceptions as provided for in the Ordinance. Hardship is not a requirement for special exceptions, but applicants must comply with all other requirements and any appropriate conditions for approval imposed by the Board to comply with the intent of this ordinance.*

*14.04.02 The Board reviews requests for special exceptions for compliance with this Ordinance and all other applicable codes and ordinances of the City. The Board must determine that satisfactory provisions have been made concerning the following, among other considerations of this Ordinance:*

*A. Access to and from the property and the proposed structure and/or uses, with particular attention to vehicular and pedestrian safety and convenience, traffic flow and control, and emergency access.*

*B. The location and accessibility of off-street parking and loading areas.*

*C. The location and accessibility of refuse and service areas and their potentially adverse effects upon surrounding properties.*

*D. The screening and buffering of potentially adverse views and activities from surrounding properties.*

*E. Control of noise, glare, odor, surface water runoff, and other potentially disturbing impacts upon surrounding properties.*

*F. The availability, location, and capacity of utilities.*

*G. The location and scale of signs and lighting with particular reference to traffic safety, glare, and visual compatibility with surrounding properties.*

*H. The bulk, density, and lot coverage of structures, and yards and open areas, with reference to their compatibility with the character of the surrounding area.*

*14.04.03 The Board may impose conditions for approval that it deems necessary in the particular case to protect the public interest and the intent of this Ordinance in relation to the items listed above and as may otherwise be reasonably necessary. Such conditions apply to the land, structure, and use for which the special exception is granted and not to a particular person. Violations of conditions lawfully attached to any special exception are considered violations of this Ordinance and are subject to applicable fines and penalties.*

*14.04.04 Public Hearing. Upon application, the Board will schedule a public hearing on the proposed special exception to be held after public notice has been provided, as required by law. Within ten days after the close of a public hearing, the Board will render a written decision, setting forth its findings of fact and the reasons for such decision. All such decisions are final and binding on all parties.*

**SUMMARY:**

Mateo Baltazar is requesting a special exception to allow a new manufactured home as in-fill dwelling for the property located at 6951 Baptist Campground Road. The following compatibility standards are outlined in the zoning ordinance:

- Exterior Finish – The ordinance requires that all new manufactured homes utilize materials that are consistent with that of the surrounding properties. The only existing home adjacent to this property features a mixture of wood, brick, and vinyl. The proposed home would primarily utilize vinyl siding.

- Size and appearance – The ordinance requires that all new manufactured homes be consistent in size and appearance with existing housing in the vicinity. Based off of aerial photography and County tax map data, the only existing home adjacent to this property is 1,380 square feet. The proposed home is 2128 square feet.
- Site-Orientation – The ordinance requires that all new manufactured homes be placed on lots in a manner compatible with other residential structures in the area. The home as proposed would be oriented generally the same as the nearest residence, which is more or less parallel to Baptist Campground Road.
- Utilities – The ordinance requires that all new manufactured homes be connected to water and sewage systems approved by the Alabama Department of Public Health. The home as proposed would utilize an on-site septic system, which requires a Health Department permit. The home would also utilize city water services.
- Underpinning – The ordinance requires that all new manufactured homes use underpinning that is consistent that of other residences in the vicinity. The home as proposed includes skirting material consistent with other manufactured homes in this area.

The ordinance also requires that the combined value of all new manufactured homes and land be at least 90% of the average appraised value of all adjoining single-family properties. Based on County tax map data, the only existing residence adjacent to this property appraises for \$138,400. The proposed home with land is valued at \$138,860.

The current site consists of a vacant lot zoned Residential Single-Family (RS-1). It is surrounded to the east by a recreational retreat center (Camp Tuscoba) zoned Agricultural (AG), to the south by vacant property zoned Residential Single-Family (RS-1), to the west across Baptist Campground Road by a single-family residence zoned Residential Single-Family (RS-1), and to the north by a vacant property zoned Residential Single-Family (RS-1).

There is no requirement to demonstrate a hardship with a special exception request.

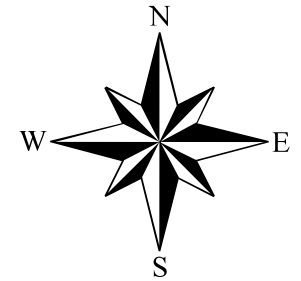
The Future Land Use Map contained within Northport Compass depicts this property as “Medium Density Residential”. This request is not in conflict with the comprehensive plan.

***MOTION:***

I make a motion to grant Mateo Baltazar a special exception to allow a manufactured home as shown on the application for the property located at 6951 Baptist Campground Road.

# Northport Zoning Board of Adjustment

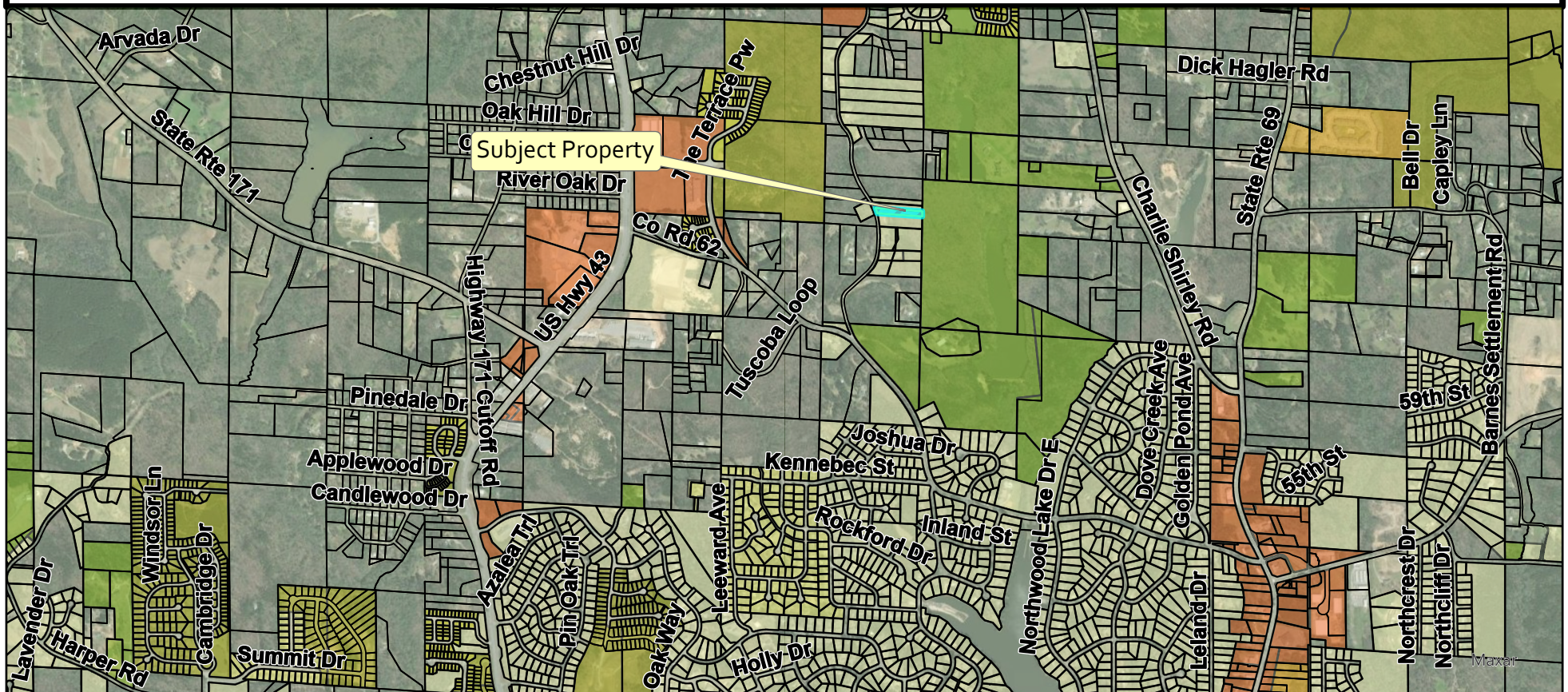
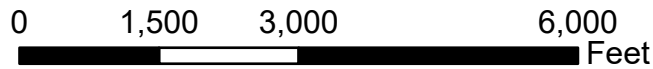
## Special Exception



### Zoning

- Agriculture
- General Commercial
- Office and Institutional
- Residential Multi-Family
- Special District
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 4
- Parcels
- Subject Property

While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this data. Users of this data shall hold the City of Northport, Alabama harmless in all matters and accounts arising from the use and/or accuracy of this data.



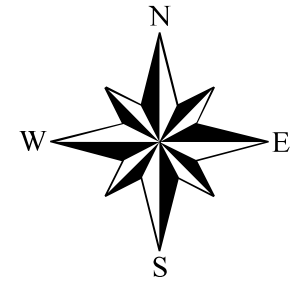
# Northport Zoning Board of Adjustment

## Special Exception

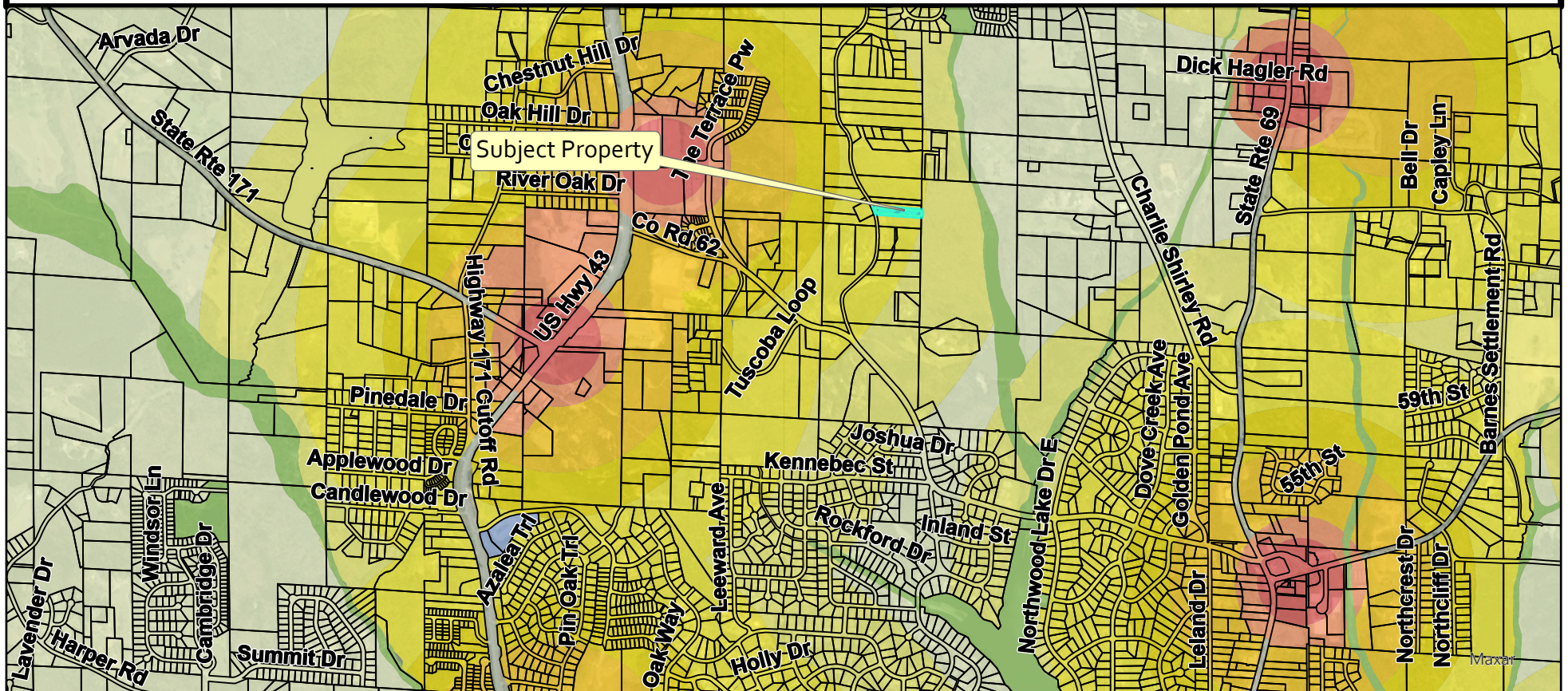
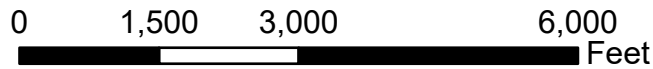
### Future Land Use

- Conservation
- Conservation Floodway
- General Mixed-Use
- Limited Mixed-Use
- High Density Residential
- High to Medium Density Transition

- Medium Density Residential
- Medium to Low Density Transition
- Low Density Residential
- Institutional
- Utilities
- Parcels
- Subject Property



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# City of Northport Special Exception Application Packet

All applications, plans, and supporting documents may be submitted by email to [planning@cityofnorthport.org](mailto:planning@cityofnorthport.org).

Date of Application: 03/13/25

## SUBMITTAL CHECKLIST

- Completed Application
- Designation of Agent Form (if applicant is not property owner)
- \$75 Appeal Fee (additional fees may apply)
- Names and Addresses of all Adjoining Properties
- Site Plan/Sketch (showing property lines, existing and proposed structures, and dimensions)

## PROPERTY INFORMATION

Property Address: 6051 Baptist Campground Rd Northport, AL 35473  
 Property Subdivision and Lot Number: \_\_\_\_\_  
 Property Zoning District: \_\_\_\_\_  
 Existing Buildings on Property: None  
 Proposed Construction on Property: NO

## PETITIONER INFORMATION

Petitioner Name: Mateo F. Baltazar  
 Petitioner Phone: 205-310-4471 Petitioner Email: mateofelipehernandez@gmail.com  
 Petitioner Address (if different than property information above): 3877 Cuyler Rd  
TUSCALOOSA AL 35401  
 Petitioner is Owner of Property (if yes, skip owner information):  Yes  No

## OWNER INFORMATION

Owner Name and/or Company: Same  
 Owner Mailing Address: \_\_\_\_\_  
 Owner Phone: \_\_\_\_\_ Owner Email: ~~XXXXXXXXXX~~

\*\*\*\*\*

BY CHECKING THIS BOX, I HEREBY AGREE TO THE FOLLOWING TERMS AND CONDITIONS:

The information contained in this document is true and correct and may be relied upon by the City of Northport. By typing my name and by checking this box, this acknowledges that I am bound by this document just as if I had signed the document rather than typed my name to this document.

Applicant Signature: Mateo Felipe Baltazar Date: 03/13/25



# City of Northport Special Exception Application Packet

All applications, plans, and supporting documents may be submitted by email to [planning@cityofnorthport.org](mailto:planning@cityofnorthport.org).

## REQUEST INFORMATION

Describe the nature of the request:

I MATCO FELIPE WANT TO PUT A MOBILE HOME  
AND TO REQUEST WATER SERVICE.

Describe how your appeal (if granted) would impact neighboring properties or how it would or would not be contrary to the public interest:

THE AREA HAS NOTHING SPECIAL OR ANYTHING TO BE  
WORRIED ABOUT IN THE AREA.

Any additional information you would like to add to help process your request, including evidence of petitioner's interest in the property if petitioner is not the property owner:

I WANT TO PUT A MOBILE HOME AT THE LAND IN  
3 MONTHS. BECAUSE THERE ARE ALSO MOBILE HOMES  
AROUND THE AREA.

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

**SEND TAX NOTICE TO:**

Mateo Felipe Baltazar

3822 Culler Rd.  
Tuscaloosa, AL 35401

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF TUSCALOOSA**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **THIRTY EIGHT THOUSAND AND 00/100 (\$38,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Secunda V. Davis Steele, a single woman, and Secunda V. Davis Steele, Trustee of Secunda Steele Trust**, (hereinafter "Grantor", whether one or more), by **Mateo Felipe Baltazar**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Mateo Felipe Baltazar**, the following described real estate situated in Tuscaloosa County, Alabama, **the address of which is 6951 Baptist Campground Road, Northport, AL 35473 to-wit:**

**Parcel I**

**For the point of beginning, commence at the Southeast corner of the NE 1/4 of the NW 1/4 of Section 33, Township 20 South, Range 10 West, Tuscaloosa County, Alabama, thence N 0 degrees 35' E on the East boundary of said NE 1/4 of the NW 1/4, a distance of 236.00 feet to a point; thence N 86 degrees 03' W and parallel to the South boundary of said NE 1/4 of the NW 1/4, a distance of 583.12 feet to a point on the East right of way of Wilson Road; thence S 10 degrees 40' E along the East right of way of said road a chord distance of 243.47 feet to a point on the South boundary of said NE 1/4 of the NW 1/4; thence S 88 degrees 03' E on the South boundary of said NE 1/4 of the NW 1/4 a distance of 535.54 feet to the point of beginning.**

**All lying and being in the NE 1/4 of the NW 1/4 of Section 33, Township 20 South, Range 10 West, Tuscaloosa County, Alabama. Being a part of Lot 14, according to the Survey of Foster Acres, as recorded in Plat Book 5, page 97 in the Probate Office of Tuscaloosa County, Alabama.**

**LESS AND EXCEPT the following described parcel:**

**For the point of beginning, commence at the Southeast corner of the NE 1/4 of the NW 1/4 of Section 33, Township 20 South, Range 10 West, Tuscaloosa County, Alabama; thence N 0 degrees 35' E on the East boundary of said NE 1/4 of NW 1/4 a distance of 171.0 feet to a point; thence N 86 degrees 03' W and parallel to the South boundary of said NE 1/4 of the NW 1/4 a distance of 560.52 feet to a point on the East right of way of Wilson Road; thence S 7 degrees 40' E along the East right of way of said road a chord distance of 174.26 feet to a point on the South boundary of said NE 1/4 of the NW 1/4; thence S 86 degrees 03' E on the South boundary of said NE 1/4 of NW 1/4 a distance of 535.54 feet to the point of beginning.**

**All lying and being in the NE 1/4 of the NW 1/4 of Section 33, Township 20 South, Range 10 West, Tuscaloosa County, Alabama. Being a part of Lot 14, according to the Survey of Foster Acres, as recorded in Plat Book 5, page 97 in the Probate Office of Tuscaloosa County, Alabama.**

**Parcel II**

**For the point of beginning, commence at the Southeast corner of the NE 1/4 of the NW 1/4 of Section 33, Township 20 South, Range 10 West, Tuscaloosa County, Alabama; thence N 0 degrees 35' E on the East boundary of said NE 1/4 of NW 1/4 a distance of 171.0 feet to a point; thence N 86 degrees 03' W and parallel to the South boundary of said NE 1/4 of the NW 1/4 a distance of 560.52 feet to a point on the East right of way of Wilson Road; thence S 7 degrees 40' E along the East right of way of said road a chord distance of 174.26 feet to a point on the South boundary of said NE 1/4 of the NW 1/4; thence S 86 degrees 03' E on the South boundary of said NE 1/4 of NW 1/4 a distance of 535.54 feet to the point of beginning.**

**All lying and being in the NE 1/4 of the NW 1/4 of Section 33, Township 20 South, Range 10 West, Tuscaloosa County, Alabama. Being a part of Lot 14, according to the Survey of Foster Acres, as recorded in Plat Book 5, page 97 in the Probate Office of Tuscaloosa County, Alabama.**

**Source of Title: Deed Book 2004, Page 17384 and Deed Book 2018, Page 9325**

# TIMBERLINE HOMES INC

6201 Hwy 69 South  
Tuscaloosa, AL 35405  
205-343-0715 / fax 205-343-0719

## PURCHASE AGREEMENT-FORM 500

In this Contract the words I, Me, and My refer to the Buyer and Co-Buyer Signing this Contract. The words You and Your refer to the Dealer/Retailer. Subject to the terms on both pages of this agreement, you agree to sell and I agree to purchase the following described unit.

Buyer(s): <b>Mateo Baltazer</b>		Phone <b>205-771-1562</b>	Date <b>04/11/2025</b>
Address <b>6951 Baptist Campground Road, Northport, AL. 35473</b>		Salesperson <b>Courtney Crook</b>	
Delivery Address <b>SAME</b>			
Make & Model <b>TRU "Triumph"</b>	Year <b>2025</b>	BxR <b>76</b>	Floor <b>28</b>
Serial Number <b>TBD</b>	Color	W <b>80</b>	High Size <b>28</b>
		Proposed Delivery Date	Stock/Special Order

LOCATION	R-VALUE	THICKNESS	TYPE OF INSULATION		\$
CEILING			Blown		106,523.00
EXTERIOR FLOORS			Fiberglass	(Less Tires/Axles Credit)	-1,000.00
			Fiberglass	Optional Equipment	

This insulation information was furnished by the manufacturer and is disclosed in compliance with the Federal Trade Commission Rule 16CRF, Section 460.16

				<b>SUB TOTAL</b>	<b>\$ 105,523.00</b>
				Tax (4.0625%)	4,286.87
				(Alabama 2%)	
				(Tuscaloosa 1.5%)	
				(Northport PJ .5625%)	

Set up of home and all accessories will be completed by independent contractors per our Supplemental Purchase Agreement.

				Title Fee	40.00
<b>PER ALLOWANCES: Customer(s) initial</b>					
Delivery & Setup to State Code				<b>TOTAL PRICE</b>	<b>109,849.87</b>

AC Installation	TRADE-IN ALLOWANCE	\$	
Steps for Each Doorway	LESS BAL DUE ON ABOVE	\$	
Appliances			
Skirting	NET ALLOWANCE	\$	
<b>NOT INCLUDED:</b>	CASH DOWN PAYMENT	\$	15,000.00
Delete Tires & Axles	CASH AS AGREED SEE REMARKS	\$	
No Land Preparation	<b>2. LESS TOTAL CREDITS</b>	\$	94,849.87
No Electrical Connections Included in Price	SUB-TOTAL/UNPAID BALANCE	\$	
Furniture or Décor	Prepaid Finance Charges	\$	
All Down Payments are non-refundable if Credit approved	<b>3. AMOUNT FINANCED/CASH SALE PRICE</b>	\$	94,849.87

\$ \_\_\_\_\_ To be paid upon approval or prior to closing.

This contract is subject to monthly payments equal to or less than \$ \_\_\_\_\_ per month. Should payments exceed this amount all monies will be returned to Customer(s) within 4 to 14 business days.

You and I certify that the additional terms and conditions printed on page 2 of this contract are agreed to as a part of this agreement, the same as if printed above the signatures. I am purchasing the described manufactured home or vehicle; the optional equipment and accessories. Any insurance has been voluntary. My trade-in is free from all claims whatsoever, except as noted.

Description of Trade-In	Year	Size
Make	Model	Bedrooms
Serial #		Color
Amount Owed to whom:	none	
Any Debt I owe on the Trade-In is to be paid by:	none    You    Me	

This agreement contains the entire understanding between you and me and no other representation or inducement verbal, or written, has been made which is not contained in this contract. I, or We, acknowledge receipt of this order and that I, or We, have read and understand Page 2 of this agreement.

**All down payments "NON REFUNDABLE" if Credit Approved**

Not Valid unless accepted and signed by an Officer of the Company or Authorized

APPROVED  
Timberline Homes, Inc. --- Retailer

BY Kelley Clark

SIGNED X \_\_\_\_\_ Buyer

SOCIAL SECURITY NO \_\_\_\_\_

SIGNED X \_\_\_\_\_ Buyer

SOCIAL SECURITY NO \_\_\_\_\_

