

January 28, 2010

Granger Thagard
Jack Granger
1806 Oxmoor Road
Birmingham, AL
35209

Subject: Sale of Property at 3505 Park Lane South

Dear Jack,

After trying to sell the above referenced property for over a year by conventional means, I interviewed a few auction companies to try to understand the auction process. I had never done this before. I was best informed by Granger & Thagard. With the downward spiral of the real estate market and property values, there was no end in sight for selling this property in the near future. We simply did not want to go any longer and I wanted to bring this major headache to an end.

Granger & Thagard was very professional, very informative and very helpful in advising the necessary improvements to the property to allow it to bring its best price. They stayed in contact during the entire process to advise what actions had been taken to that point. Granger and Thagard was very consistent in not giving me expectations of what they thought the property would bring, generating unreal expectations for me.

The total process took less than 60 days. It was nerve racking for me as this was my first auction, and we went "absolute". We had about 10 qualified bidders. The depressed real estate market resulted in a price that was less than hoped for but really what I expected. This monkey is now off of my back.

I would recommend Granger and Thagard to anyone who wants to auction property and get the "real value" in a very timely manner. The whole process was professional, exciting, and the auction took about 45 minutes. I now look forward to the closing.

Thanks Jack to you and your staff in this guidance!

Sincerely,

Gerald Key