



June 17, 2026

**RE: New Lots in Old Overton at Liberty Park**

Dear Interested Parties,

I am excited to announce that on Tuesday, July 14<sup>th</sup>, Liberty Park Joint Venture, LLP (LPJV) will offer a limited release of seventeen (17) future estate homesites which will be constructed within our Old Overton neighborhood. Please read this entire letter as there are several steps required before the July 14<sup>th</sup> Offering in order to reserve a Lot.

Conveniently located between the Old Overton Clubhouse and the cart bridge crossing Old Overton Club Drive at #4 tee box, these estate homesites have been thoughtfully crafted into the hilltop topography. These two new streets are surrounded by the richly wooded tree line buffer of the golf course. They will average just over one-half acre in size, ideally suited for custom designed homes in keeping with the scale and aesthetic for which Old Overton is well known. Pricing of these estate homesites will start in the low \$400,000s and vary reflecting the individual characteristics of each homesite.

This offering will be unique in two ways. First, this is one of the few remaining developable parcels behind the gates of Old Overton. Second, the offering will be structured to contract the homesites in advance of the construction of the homesites.

Typically, offerings are made with the homesites fully complete and the contract requiring a near-immediate closing with 100% of the purchase price being due. After which, the buyer then undertakes the months-long process of working with their architect to design their home well before construction of their home can begin.

By contrast, this new offering affords the buyer to contract their homesite before it is constructed, securing it by a 10% initial payment upfront while the 90% balance of the homesite purchase price remains deferred until completion of the homesite construction. With this structure, the duration of construction of the homesites is better aligned with the duration of the custom home design process, providing efficiencies for the buyer.

To ensure the offering is conducted in a consistent and efficient manner, the offering will follow a process to organize interest. These steps are as follows:

- 1) Register Your Interest
- 2) Review Lot Offering Materials
- 3) Submit Contract, Lot Preferences, and \$5,000 refundable deposit
- 4) Receive Lot Assignment and fully executed contract
- 5) Pay 10% Initial Payment
- 6) Lot Construction by LPJV's Contractor
- 7) Close on Lot

Further explanation of these steps is as follows:

**Registration of Interest:** If you are interested in purchasing a Lot and receiving the Offering Materials, please fill out the attached form and return it via email to [info@libertypark.com](mailto:info@libertypark.com).

**Review of Offering Materials:** Upon receipt of your registration, we will respond with a link where you can download information relative to the Offering which will include the following:

- Lot Pricing Sheet (this will be used to indicate your Lot Selection preferences)
- Purchase and Sale Contract Form
- Subdivision Development Plan
- Visit [libertypark.com/owners-portal/](http://libertypark.com/owners-portal/) to access additional documents such as Covenants and Restrictions and Bylaws

*Please note that parties who registered that they will be represented by a Realtor will not receive the Offering directly, but rather the Offering materials will be provided to their registered Realtor.*

You are encouraged to schedule a visit to the homesites with an LPJV representative. Lot corner stakes and lot line flagging will be in place to provide general orientation of each future homesite. Visits can be scheduled between 9:00am – 4:00pm on June 23-26 and June 30 – July 2. To schedule a visit email [info@libertypark.com](mailto:info@libertypark.com).

**Reserving Your Place in Line:** The next step of the process will advance with those who still have interest in participating in the Offering and ready to go to contract.

The Offering will be organized on a “first come, first served” basis. Reserving your place in line will begin at **8:00 am on Tuesday, July 7<sup>th</sup>**. Interested parties would be required to submit via email a signed Purchase and Sale Agreement (with the Lot number and Lot price left blank) and the Party's Lot priority preferences on the Lot Pricing Sheet. Because Lot assignments will occur in the order established by the Offering Participation List, Lot numbers and prices will be completed following assignment as described in Step 4. Upon receipt of these two items, the Party would be placed on the Offering Participation List **in the order sequenced by date and time of the email receipt.**

Within 48 hours of email submission of PSA, the Party shall deliver a \$5,000 refundable deposit to the Liberty Park Joint Venture Office (1000 Urban Center Dr., Suite 235, Vestavia Hills, AL 35242). Deposits not received within 48 hours may result in removal from the Offering Participation List.

Please note that in the event a party desires to buy more than one Lot, a separate deposit and contract must be submitted for each desired Lot.

Please note that LPJV reserves the right to implement a lottery system to determine lot selection order in the event an excessive number of emails are received on or near 8:00 am on July 7<sup>th</sup>. In the event a lottery system is implemented, Liberty Park Joint Venture staff will conduct a random drawing to establish Lot selection order.

Please note that LPJV reserves the right to elect not to accept any particular submission in its sole and absolute discretion and upon such election that particular \$5,000 deposit would be refunded and contract form cancelled.

Please note that LPJV reserves the right at its sole discretion to elect not to make the Offering and upon such election all \$5,000 deposits would be refunded and contract forms cancelled.

**Offering Date of July 14<sup>th</sup> and Selection of Lots:** Beginning with the Party in first position on the Offering Participation List, the highest priority Lot indicated on their Lot Preference Sheet would be assigned. The Party would then be informed of their Lot assignment via email. The Party will have one hour from the time of the email transmission to respond by email indicating which one of the following two elections the Party has chosen:

- 1) The Party elects **not to move forward**, in which case the \$5,000 Refundable Deposit would be returned and the contract form cancelled; or
- 2) The Party elects to confirm and accept the Lot assignment, in which case the Purchase and Sale Agreement would be signed by LPJV and the **non-refundable** Initial Payment of 10% of the Purchase Price would be due within five (5) business days.

Please note that in the event the Party fails to respond by email within the one-hour period following notification, the Lot assignment will be nullified and the Party would lose their position on the Offering Participation List.

This Offering Date process would continue to the second Party on the Offering Participation List by assignment of highest priority Lot indicated on their Lot Preference Sheet that has not already been assigned. The sequence would continue until the earlier of each of the seventeen lots are assigned or all Parties on the Offering Participation List have been served.

Please note that any Party being represented by a Realtor would not receive communications directly but through their Realtor.

In the event an acceptable number of Lots are reserved, LPJV intends to commence lot development construction in 2026 with an expectation of completion within 12-15 months of the start of construction. Notwithstanding the foregoing, LPJV reserves the right to not advance development and in such event the \$5,000 Deposit and 10% Initial Payments would be refunded and contracts voided.

Upon completion of the Lot construction, LPJV would cause the Final Plat of the Lots to be recorded. Once the anticipated date of recordation is known, LPJV would notify each contracted Party and schedule the Closing of their Lot which would occur within forty-five (45) days of the recordation of the Final Plat.

I hope that you find this Offering to be exciting and look forward to the weeks ahead as we prepare for the Offering Date. Should you have any questions which were not addressed above, please direct them by email to [info@libertypark.com](mailto:info@libertypark.com) as they may be addressed more efficiently than by phone.

Thank you for your continued interest and support of Liberty Park.

Sincerely,



James Parsons

President

Liberty Park Joint Venture, LLP

Enclosure:      Registration of Interest Form  
                         Vicinity Map  
                         Site Plan Rendering

## **Registration of Interest – Old Overton Lots**

Thank you for your interest in the upcoming Old Overton Estate Homesite Offering. Please complete and return this form to [info@libertypark.com](mailto:info@libertypark.com).

### **Interested Purchaser Information**

Primary Contact Name: \_\_\_\_\_

Spouse/Co-Purchaser Name (if applicable): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

### **Representation (not required)**

Will you be represented by a Realtor?  No  Yes

If yes, please provide:

Realtor Name: \_\_\_\_\_

Brokerage: \_\_\_\_\_

Realtor Email Address: \_\_\_\_\_

Realtor Phone Number: \_\_\_\_\_

### **Acknowledgment**

I understand that submitting this Registration of Interest:

- Does not reserve a homesite.
- Does not establish my position in the Offering Participation List.
- Is for informational purposes only and does not constitute an Offering.
- Allows me to receive the informational Offering Materials only.

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Please return completed forms to:**

[info@libertypark.com](mailto:info@libertypark.com)

# Vicinity Map

New Lots in Old Overton  
Liberty Park

Old Overton Club  
Clubhouse

Location of New Lots

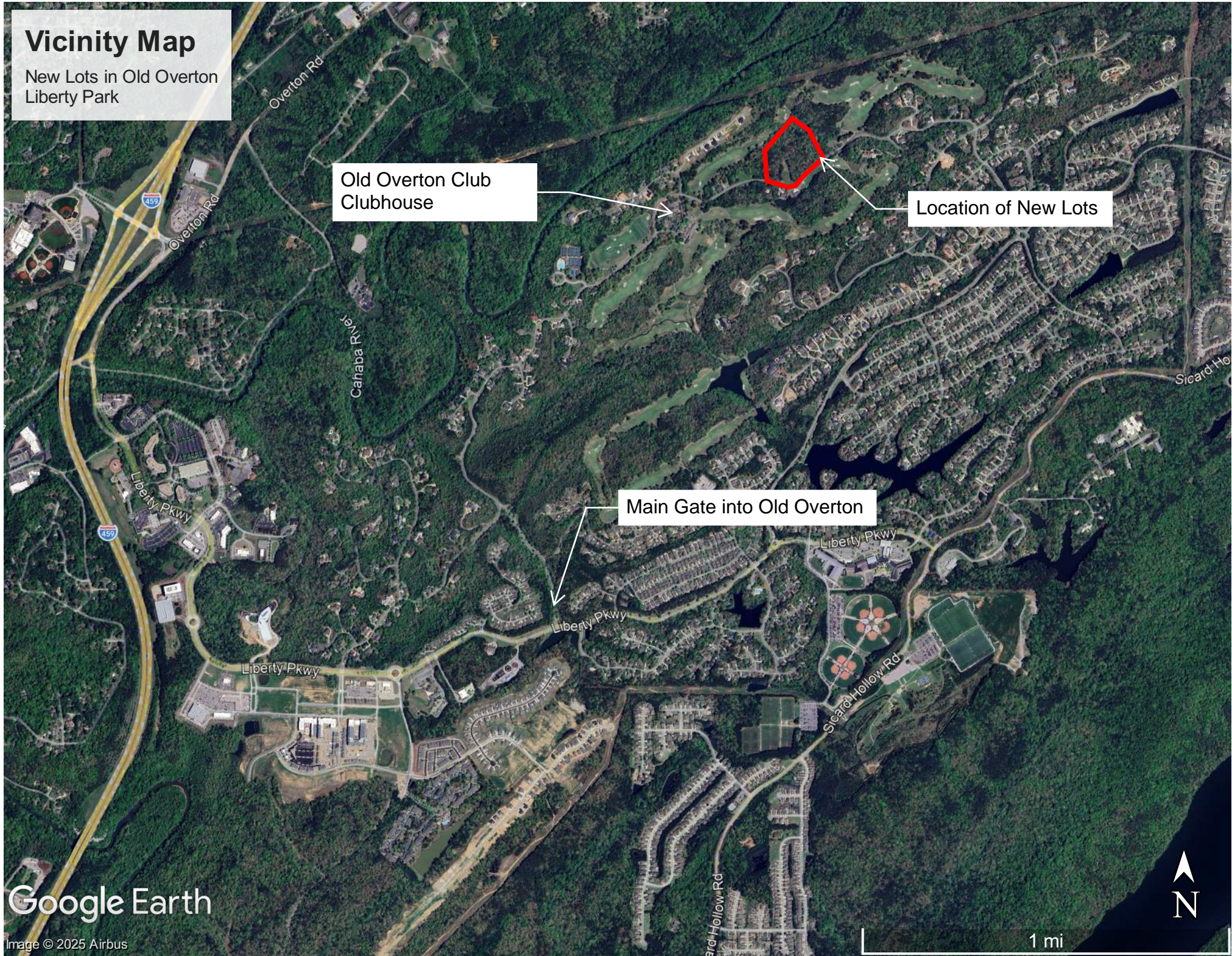
Main Gate into Old Overton

Google Earth

Image © 2025 Airbus



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# A NEW NEIGHBORHOOD IN OLD OVERTON

..... INDICATES APPROX LOCATION OF GRADED LIMITS

LOT 13

LOT 14

LOT 15

LOT 12

LOT 16

LOT 11

LOT 10

LOT 17

LOT 4

LOT 9

LOT 3

LOT 5

LOT 8

LOT 2

LOT 6

LEDGE WAY

LOT 1

LOT 7

STOPE COURT

OLD OVERTON CLUB DR.

OLD OVERTON CLUB DR.

