

Al Ring Builders, Inc.

1978 to 1984

**6605 Tottenham Road
Louisville, KY 40207**

By Al Ring, 2007

December 19, 1978 Franklin Florence and me started a 50/50 partnership on a spec home on my lot #182 next door to me on Tottenham Road. We started digging December 19, 1978 and hit rock and rain. Started framing December 27, 1978 and finished the home around July 1979. By March 30, 1979 I had incorporated Al Ring Builders, Inc. and maintained that corporation until February 23, 1984. During April of 1979, I bought an old Ford truck from Thornbury Toys for construction purposes.

On April 27, 1979, I started a spec home by myself at lot 216 Phoenix Hill Drive and my house at lot #217. Finished both homes by September 1979.

Century 21
FLORENCE REALTORS
2140 Sterling Road, Suite 101
Dunwoody, Georgia, 40207
Phone 894-0922

I have just started my building business. My business account is at First National Bank, Dutchmans Ln. about 4250.00 in account. I also have a 15000.00 line of credit with First National, and am 50/50 partners with Franklin Florence, Florence Builders, on lot 192 Windhurst Sub. I own the lot we have built on and am to be paid 10500.00 at closing, and we will split profits 50 / 50. Estimated value of home 84000.00. I have used 5000.00 of my line of credit in the building of this home. I also have made a 500.00 deposit on lot 216 Winding falls, being held by S.G.C.

Al Ring

This was the house that Frank Florence and myself built in partnership on my lot next door to the house I lived in.



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 4140 Shelbyville Road, Suite 101
 Louisville, Kentucky 40207
 (502) 895-0562

Help!!! you may have missed this in M.L.S.!

38 Zottman Road		No. 6607	Fee \$2,950	Date 9-28-79	Lot No. 08155 R13-C
City of Windy Hills		Subdiv: Windhurst		Dist: Senior	
Location: Westport Rd/Ashbridge Street					
Construction	HT	Type	Colonial	Garage-Expos	2 CAR
Bas. 1st Fl.	0	Fin. in	cpt/ocr/van	Bas. No.	2 1/2
Bas. 2nd Fl.	4	Bas. 2nd	cpt/ocr	Fin. No. 1st Fl.	2
Bas. 3rd Fl.		Basement	basement	Basement	X
St. Mch. (No. 4)	1	2	4	Appt. Age	new
Appt. Sq. Ft.		Fin. 1st	pc	Cont. S/E	yes
Prop. 2y Cash	40207	Bas.	ca	Sty. Dining Room	yes
Downs	No. 0002	Condition	new	Est. AC	yes w/buy
Basement	40,000	Payable to	PIA	Term Loan	conv 10% 5y
Parcel City Tax	.26/ft	Dist. Book		Escrow PMA/W	
S. & G. Tax	1.074/ft	Page No.		Stem	yes
Dist. School	Stivers	Map	Kennecott	High	Ballpark
Remarks:	*6021332576119				
Outstanding colonial backing up to old farm home. Family room with wet bar, fireplace & bookshelves opens to attached breezeway to 2 car gar. Finest quality in this beautiful home. This home has a home owners WARRANTY, 10 yr buyer protection plan.					
Listed for Sale by		Franklin Florence/Al Ring		Mrs. Phone 893-7765/895-4271	
Owner		Franklin Florence, Inc.			
Listing Office		Century 21 Florence Realtors		Broker No.	5TH
				Phone	895-0562



Reduced \$ 7,000.00

From \$89,950.00 to \$82,950.00!!!

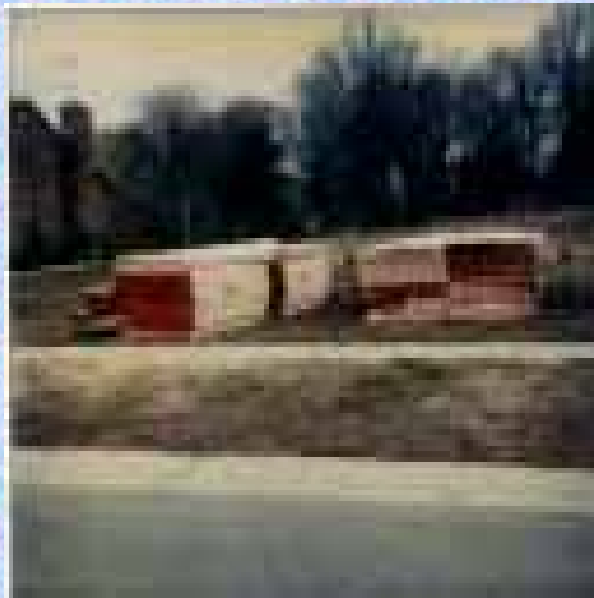
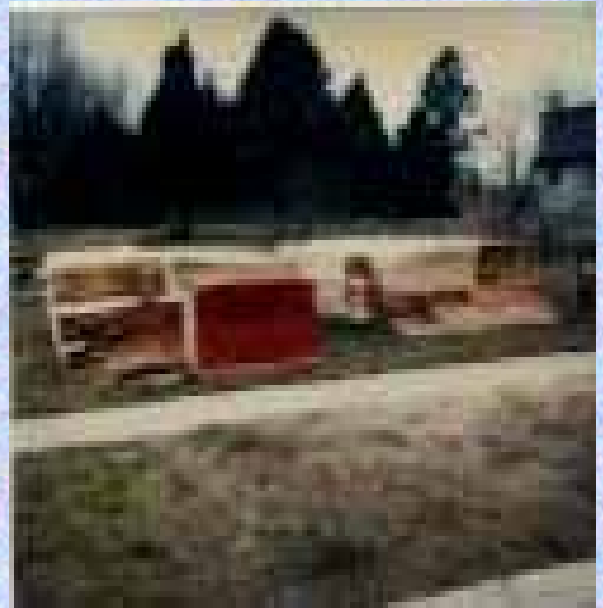
With the high interest rates of today, this assumable loan makes this a must for you to sell!

Hurry!

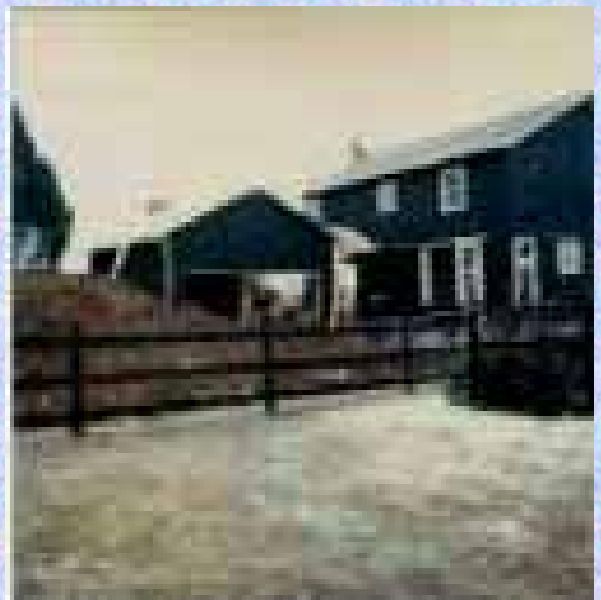
*Call Al Ring
 Office: 895-0562
 Home: 896-4271*



**Building Lot
#182,
6607
Tottenham
Road**



**Building Lot
#182,
6607
Tottenham
Road**





**Building
Lot #182,
6607
Tottenham
Road**



I built this house at 2405 Phoenix Hill Drive, while I was building my house at 2403 Phoenix Hill drive.



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9 3/4% Assumable Loan!

St	Phoenix Hill Drive	No	2405	Page	129,950	Date	9-24-79	List No.	87795 DL2-C
City or Subdivision	Minding Falls	Subdivision	Winding Falls Estates	Estimate		Est. Status	Term		
Division	Brownshero Rd./Rudy Ln./to Hempstead/St	Location				Possession	Immediate		
Construction	Br/Od	Type	2story	Garage-Capact	2 car	L.O.	12-24-79		
Bms. 1st Fl.	6	Fin. 1st	cpt/win	Bath No. 7 1/2	1 1/2	2	2	App. Land Sqr	Below *
Bms. 2nd Fl.	4	Fin. 2nd	cpt	Fin. Br. Dec-ik	yes			Type Street	paved
Bms. 3rd Fl.		Laundry	1st floor	Bracelet	yes	1st floor		Str. & Eq	elec
Int. Bkms. No.	4	Fireplace	2	Apex. Age	New			No. 2nd Flgs.	2
Approx. Sq. Ft.	2750+	Foundation	conc	Central A/C	yes			Alarm	yes
Pres. Zip Code	40207	Pool	comp	Sec. Dining Room	yes			Water Heater	yes
County No.	11	Condition	new	Car in Rt.	yes			Water	city
Assessm.	104000.00	Payable To	Cit.	Type Loan	conv	9 3/4 %		Mo. Payment	\$94.40
Personal City Tax	.28	Deed Book		Consider FIM/EM				Short Mts.	yes
St. & Co. Tax	1.14	Page No.		Special	yes			Vacant	yes
Term. School	Dunn	M.d./h	Ballard	High				Residual H.	Trinity
Remarks:	*(106x136x107x125)								
	NOTE: 9 3/4% loan assumption--fantastic location--walkout-lower level ready to be finished--open entry hall--3 walk in closets--trend lot overlooking creek--circular drive--2 decks--must see this country setting.								
Listed for Realtor office by	Al & Carol King			Ext. Phone	895-4271				
Owner	Al Ring Builders Inc.								
Listing Realtor	Century 21/Florence			Broker No.	538				
				Phone	895-0562				



Closing costs estimated at \$161.00.
In this day of high interest rates, this is a real buy!

Hurry!!

Call Al Ring
 Office: 895-0562
 Home: 896-4271



**Lot
#216

2405
Phoenix Hill
Drive**



Lot #216, 2405 Phoenix Hill Drive

PROFFIT & LOSS ON 2405 Phoenix Hill Drive

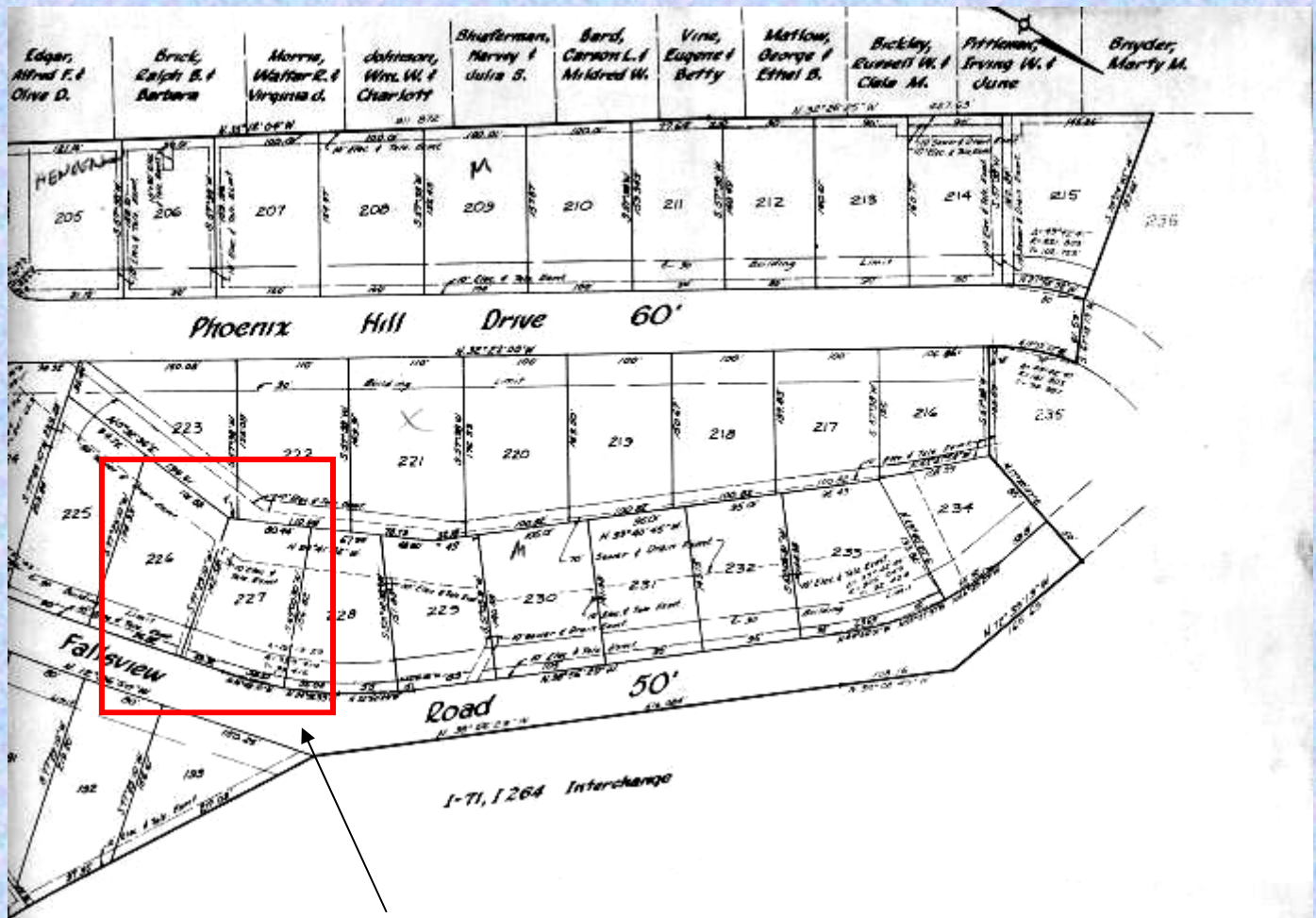
216 Winding Falls Estates

TOTAL COST OF HOME	111545.36	
Co. Commission	1890.00	PAID 7-15-80
My commission	5670.00	PAID
Final Electric	32.00	
Final Water	21.91	
Assumption fee	75.00	
Document preparation	35.00	
Taxes	126.00	
Taxes	102.45	
Taxes	393.73	
Taxes	<u>44.01</u>	

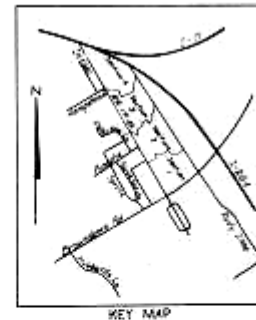
119935.51

126000.00
119935.51
 6064.49 IN-PT





Actually they are lots 216 and 217



all of easements designated by Louisville Gas & Light Co. shall be deemed to be in full and permanent effect and shall be deemed to be in full effect.

additional gas pipelines in this general location shall be deemed to be in full effect and shall be deemed to be in full effect.

TELEPHONE UTILITIES

Telephone Companies are hereby authorized to use the right of way and easements shown on this plat for the installation and maintenance of telephone lines and other facilities necessary for the service of the public.

Company, Inc. partition

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the foregoing is the owner of the land shown on this plat and hereby dedicates the same to be for the use of the public and does hereby dedicate to public use

OWNER: *S.C.C. Development Company, Inc. John Sherman, partner*

LAND SURVEYOR'S CERTIFICATE
I hereby certify that this plat and survey were made under my supervision, and that the margins and lines thereon are as intended by persons whose names are true and correct to the best of my knowledge and belief.

CERTIFICATE OF APPROVAL

Approved this _____ day of _____ by Louisville and Jefferson County Planning and Zoning Commission

CHAIRMAN

WINDING FALLS ESTATES SECTION 3

OWNER & DEVELOPER
S.C.C. DEVELOPMENT COMPANY
2517 PLANTSIDE DRIVE LOUISVILLE, KENTUCKY

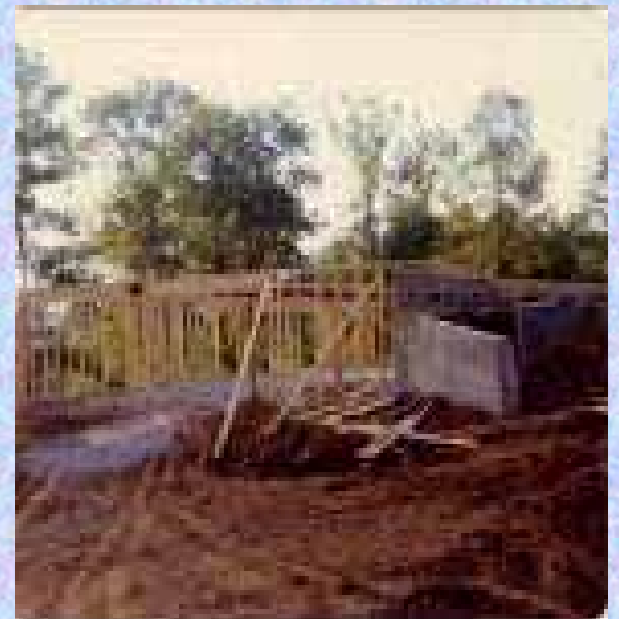
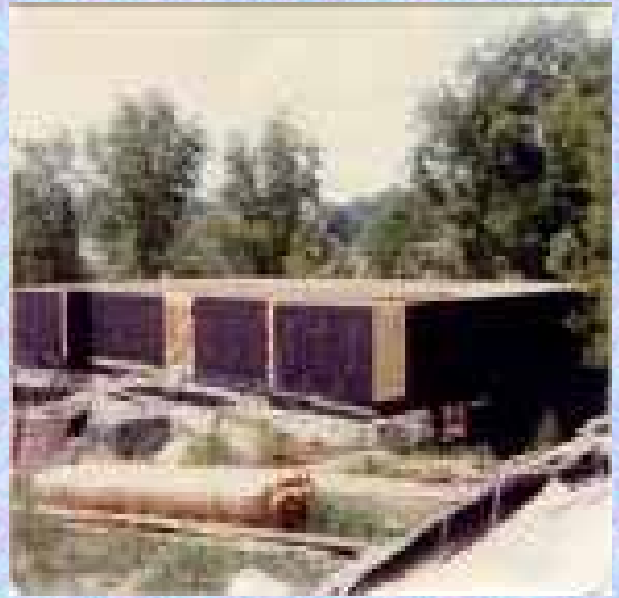
Scale 1" = 150' Date:

HUBBARD E. RUDY CONSULTING ENGINEERS, Inc.



Lot
#217

2403
Phoenix Hill
Drive

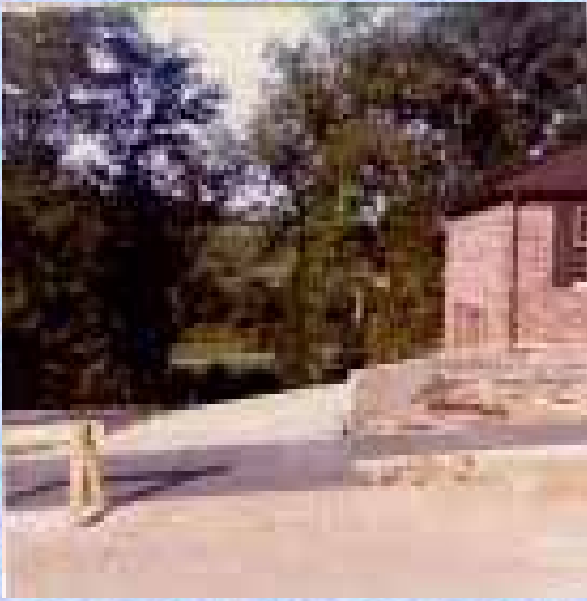




Lot
#217

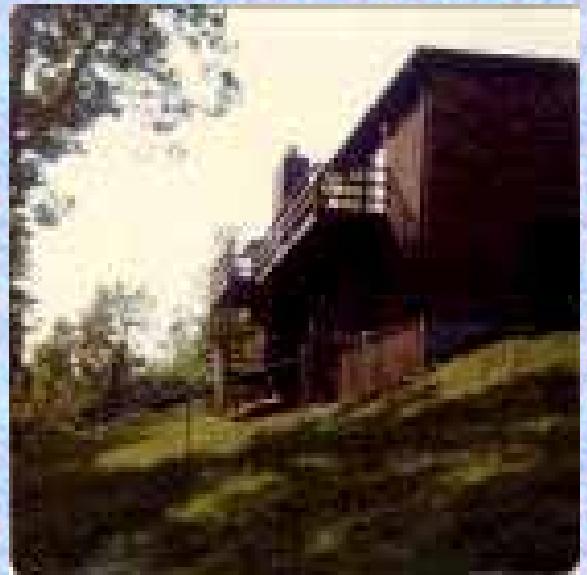
2403
Phoenix Hill
Drive





Lot
#217

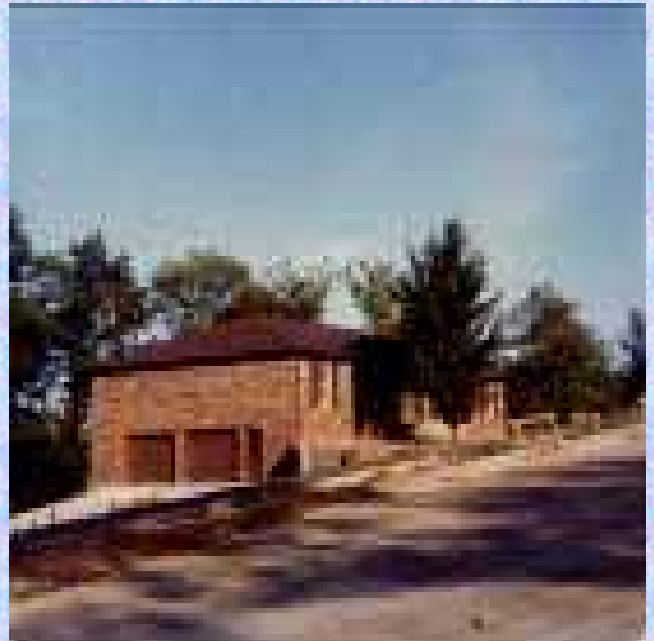
2403
Phoenix Hill
Drive





**Lot
#217

2403
Phoenix Hill
Drive**



Lot #217, 2403 Phoenix Hill Drive

