



AUCTION MANAGEMENT CORPORATION

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AUCTION REAL ESTATE SALES AGREEMENT (PSA MACON)

Property # Macon DATE: March 22nd, 2017

As a result of the efforts of AUCTION MANAGEMENT CORPORATION, hereinafter referred to as "Auctioneer", the undersigned Purchaser agrees to buy, and the undersigned Seller agrees to sell, all that tract or parcel of land lying and being in Bibb County, Georgia, being more particularly described as **1020 Riverside Drive, Macon, 31201**, together with any systems or fixtures as may be attached thereto, all improvements thereon and appurtenances thereto, hereinafter referred to as the "Property", () [checked if applicable] which is more particularly described in Exhibit A, attached hereto and incorporated herein by reference.

The Purchase Price of the Property is \$ _____

(\$ _____) Dollars, to be paid by certified or cashier's check to Seller, in full, at closing. The Purchase Price is

the sum of the bid of \$ _____ plus a premium of ten (10%) percent of the bid or

\$ _____. Purchaser's obligation to close shall not be contingent upon Purchaser's ability to obtain financing. [Applicable provision must be checked:] () This offer remains binding and irrevocable by Purchaser through Friday, March 24th at 5:00 PM. If this contract is not executed by Seller prior thereto the earnest money deposit shall be refunded to Purchaser and this agreement shall be null and void. () This sale is absolute, becoming a binding contract upon execution hereof by Purchaser and without further requirement of execution by Seller.

Purchaser shall pay to Auctioneer within 24 hours of completion of auction the sum of \$ _____

(20% of the Purchase Price), as earnest money, which earnest money is to be promptly deposited into Auctioneer's escrow account and is to be applied as part payment of the purchase price at time of closing. Any earnest money paid by other than cash or certified funds will not be refunded, if applicable, until such time as the deposited funds have fully cleared payor bank. The deposit is non-interest bearing and shall be placed in escrow in Auctioneer's local bank without responsibility on the part of Auctioneer in the event of failure or suspension of such bank. The parties hereto understand and acknowledge that disbursement of earnest money held by Auctioneer may occur only as follows: (a) at closing; (b) upon written agreement signed by all parties having an interest in said funds; (c) upon court order; (d) upon failure of any contingency; or (e) upon failure of either party to fulfill the obligations thereof contained in this contract. If any dispute arises between Purchaser and Seller as to the final disposition of all or part of the earnest money, Auctioneer may, at its sole option and discretion, notify Purchaser and Seller in writing that Auctioneer is unable to resolve such dispute and may interplead all or any disputed part of the earnest money into court in the state in which the property is located, whereupon Auctioneer shall be entitled to be compensated by the party who does not prevail in the interpleader action for its costs and expenses, including, but not limited to, Auctioneer's commission and actual attorneys' fees incurred in filing said interpleader; or, upon fifteen (15) days written notice to the parties, Auctioneer may make a disbursement of the earnest money upon a reasonable interpretation of this contract. In either event, the parties hereto shall thereafter make no claim whatsoever against Auctioneer and/or any agents acting on its behalf for said disputed earnest money and shall not seek damages from Auctioneer by reason thereof or by reason of any other matter arising out of this contract or the transaction contemplated hereunder.

Seller states that Seller presently has title to said Property, and at the time the sale is consummated agrees to convey insurable title to said Property to Purchaser by Limited Warranty deed, subject only to (1) all title matters of record as of the date of closing, (2) matters affecting title that would be disclosed by an accurate survey of the property, and (3) all taxes not yet due and payable. In the event there are leases on the property, Purchaser agrees to assume Seller's responsibility thereunder to the tenant(s) and broker(s) who negotiated such leases. Purchaser shall have a reasonable time to examine title and to furnish Seller a written statement of objections affecting the insurability of said title. Should Purchaser fail to furnish Seller with a written statement of objections within the time allotted, then Purchaser shall be deemed to have accepted title as is. Seller shall have forty-five (45) days after receipt of such objections to satisfy all valid objections and, if Seller fails to satisfy such valid objections within said forty-five (45) days, then at the option of Purchaser, evidenced by written notice to Seller, this contract shall be null and void, and Purchaser's earnest money shall be returned or Purchaser shall accept the title with the exceptions and Purchaser shall have no further claims against the Seller whatsoever.

PURCHASER, BY ITS EXECUTION HEREOF, ACKNOWLEDGES THAT (i) SELLER HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH PURCHASER MAY CONDUCT THEREON, (D) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A

PARTICULAR PURPOSE OF THE PROPERTY, (E) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (F) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, , (G) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, INCLUDING, WITHOUT LIMITATION, THE AMERICANS WITH DISABILITIES ACT AND ANY RULES AND REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT SELLER HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS MATERIALS AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND OTHER APPLICABLE STATE LAWS, AND REGULATIONS PROMULGATED THEREUNDER, INCLUDING, WITHOUT LIMITATION, SOLID WASTE AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261. PURCHASER FURTHER ACKNOWLEDGES AND AGREES AS A MATERIAL INDUCEMENT TO THE EXECUTION AND DELIVERY OF THIS AGREEMENT THAT PURCHASER HAS FULLY INSPECTED THE PROPERTY AND THAT THE CONVEYANCE AND DELIVERY OF THE PROPERTY CONTEMPLATED BY THIS AGREEMENT IS "AS IS" AND "WHERE IS" WITH ALL FAULTS; AND (iii) NO WARRANTY HAS ARISEN THROUGH TRADE, CUSTOM OR COURSE OF DEALING WITH PURCHASER. PURCHASER REPRESENTS THAT PURCHASER HAS MADE (OR DOES HEREBY WAIVE): (i) INSPECTIONS OF THE PROPERTY TO DETERMINE ITS VALUE AND CONDITION DEEMED NECESSARY OR APPROPRIATE BY PURCHASER, INCLUDING, WITHOUT LIMITATION, INSPECTIONS FOR THE PRESENCE OF ASBESTOS, PESTICIDE RESIDUES AND/OR OTHER TOXIC OR POTENTIALLY TOXIC SUBSTANCES; AND/OR (ii) INVESTIGATIONS TO DETERMINE WHETHER ANY PORTION OF THE PROPERTY LIES WITHIN ANY FLOOD HAZARD AREA AS DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS OR OTHER APPLICABLE AUTHORITY. PURCHASER'S INSPECTION OF THE PROPERTY (OR WAIVER THEREOF) SHALL RELIEVE SELLER OF ANY LIABILITY TO PURCHASER AS A RESULT OF ANY ENVIRONMENTAL HAZARD ON OR TO THE PROPERTY AND PURCHASER SHALL ACCEPT ALL LIABILITY THEREFORE AS BETWEEN PURCHASER AND SELLER, AND SHALL INDEMNIFY AND HOLD HARMLESS SELLER FROM AND AGAINST ANY CLAIMS, LIABILITIES, DEMANDS OR ACTIONS INCIDENT TO, RESULTING FROM OR IN ANY WAY ARISING OUT OF SUCH DISCOVERY. SUCH INDEMNITY SHALL SURVIVE ANY TERMINATION OF THE AGREEMENT AND SHALL SURVIVE CLOSING AND NOT BE MERGED THEREIN.

Seller and Purchaser agree that such documents as may be legally necessary to carry out the terms of this contract shall be executed and delivered by such parties at the time the sale is consummated. This Agreement shall be assignable by Purchaser to a validly exiting entity controlled by Purchaser, on the following conditions: (a) the assignment does not require approval of Seller, (b) the Purchaser provides Seller, Auctioneer and Closing Attorney proof of organization and good standing for the entity, and (c) the assignment must take place no later than 10 days prior to Closing. Seller states that when the sale is consummated the improvements on the Property will be in the same condition as on the date hereof, normal wear and tear excepted. However, should the premises be destroyed or substantially damaged before the contract is consummated, then both Purchaser and Seller retain the right to cancel or negotiate the contract. Unless specifically represented on Exhibit B, no warranties, treatments, nor repairs are to be made by the Seller.

Real estate taxes and assessments on the Property shall be prorated as of the date of closing. Sale shall be closed at the offices of Stout Kaiser Matteson Peake & Hendrick, attn James M. Ottley, Phone: (770) 349-8214. Seller shall pay auctioneer commission and reasonable title corrective expenses. Purchaser shall pay all other closing costs including designated attorney closing fees, pro-rated current year taxes, title search and/or policy fees, recording fees, and all of Purchaser's attorney fees (should Purchaser choose representation). Unless specified otherwise in Exhibit B, sale shall be closed on or before 30 days from date hereof, or on or before 10 days following Seller's satisfaction of valid title objections (*supra*), if applicable, whichever shall last occur. Auctioneer is acting as agent for the Seller, not as Purchaser's agent. Time is of the essence.

Should Seller fail to perform or otherwise be in default hereunder for any reason other than a title defect or objection, Seller shall pay the full commission to Auctioneer immediately, the earnest money shall be refunded to Purchaser, and Purchaser shall be entitled to all remedies available in law and equity, including, without limitation, specific performance. Should Purchaser fail to perform or otherwise be in default hereunder, the earnest money shall be retained by Seller and Auctioneer as full liquidated damages. Purchaser specifically agrees that, at Auctioneer's sole option and discretion, any unresolved claim arising out of or relating to this contract, or the breach thereof, may be settled by arbitration in accordance with the Commercial Arbitration Rules of the American Arbitration Association. Purchaser and Auctioneer shall each pick an arbitrator. The two chosen arbitrators shall choose a third arbitrator. The decision of this panel of arbitrators shall be final and may be enforced by any court having jurisdiction thereof. This panel of arbitrators shall assess the cost and payment of the arbitration.

Possession of the premises shall be granted by Seller to Purchaser no later than date of closing, subject to any leases.

() Special stipulations continued on Exhibit B, attached hereto and made a part hereof. (This provision is not applicable if not checked and Exhibit B not attached.)

This contract constitutes the sole and entire agreement between the parties hereto and no modification of this contract shall be binding unless attached hereto and signed by all parties to this agreement. No representation, promise, or inducement not included in this contract shall be binding upon any party hereto. The invalidity or unenforceability of any provision of this contract shall not affect the validity or enforceability of any other provision set forth herein.

(SIGNATURE PAGE FOLLOWS)

Purchaser(s) _____ DATE _____

Address

Address

Phone # (daytime) _____ (evening) _____

Email: _____

Seller: _____ DATE _____

Seller: _____ DATE _____

Cooperating Broker
Cooperating Broker is working as agent of (check one) (_____) Purchaser (_____) Seller
Cooperating Broker agrees to be bound by the terms of the Auction as set forth in the
Auction announcements and the Auction Materials dated March 22, 2017.

EXHIBIT A

All that tract or parcel of land situate, lying and being in the County of Bibb, City of Macon, and State of Georgia, and known as part of Lots 7 and 8 in Square 100, according to the plan of the City of Macon and comprised in part of encroachments into Riverside Drive and Franklin Street, adjacent thereto, the fee simple title of which has been granted by the City of Macon; said property being more particularly described according to a plat which appears of record in Plat Book 43, Page 86, Clerk's Office of Bibb Superior Court and which is more particularly described as follows:

BEGINNING at an iron pipe on the southwest side of Riverside Drive (formerly Ocmulgee Street) which marker is 103.5 feet southeast of the original 10-foot alley traversing said square from northeast to southwest and which iron pipe is 40 feet northeast of the original property line of Square 100; thence south 55 degrees 11 minutes east along Riverside Drive and parallel and 40 feet distant from said original property line a distance of 133.3 feet to an iron pipe at the present intersection of Franklin Street and Riverside Drive, said point being 11.9 feet northwest of the face of the curb on Franklin Street; thence south 34 degrees 27 minutes west parallel with said curb line a distance of 95 feet to an iron pipe 28.9 feet southeast of the original property line of Square 100; thence north 55 degrees 11 minutes west 133.9 feet to an iron pipe; thence north 34 degrees, 49 minutes east 95 feet to the iron pipe marking the beginning point on Riverside Drive.

TOGETHER WITH: All that lot or parcel of land lying and being in the City of Macon, in Bibb County, Georgia, and being part of Lot 8, Block 100 of the City of Macon, which said lot fronts 32 feet on Franklin Street and extends back with even width 72 feet and includes any encroachments into Franklin Street. This is the same property that was conveyed to Mamie L. Clemmons by Margaret C. Flahive by deed recorded in Book 222, Page 123, Clerk's Office of Bibb Superior Court.

TOGETHER WITH: All that tract or parcel of land lying and being in the City of Macon, Bibb County, Georgia, being a part of Lot 8 in Square 100, of the City of Macon, and being more particularly described as follows: BEGINNING on the northwesterly side of Franklin Street a point which is 34 feet northeast of a brick wall which divides the property now or formerly owned by Chester A. Burge from the property belonging to Estelle Mason and from this point running thence northeasterly along the northwesterly side of Franklin Street 30 feet and with this width extending back northwesterly between parallel lines 60 feet more or less to the southeasterly line of the property formerly belonging to Murphy, Taylor and Ellis, Inc., as shown by plat recorded in Deed Book 734, Page 159, said Clerk's Office. Said rear line of property hereby conveyed is further identified as being marked by an extension in a straight line northeasterly of a brick wall marking the rear line of the property of Chester A. Burge adjoining on the southwest and the property hereby conveyed. There is or was formerly located on said property a dwelling house known as 121 Franklin Street, Macon, Georgia, together with any rights or encroachments into Franklin Street adjacent thereto.

TOGETHER WITH: All that tract or parcel of land situate, lying and being in the City of Macon, Bibb County, Georgia, and being part of Lots 7 and 8, in Square 100 of the City of Macon, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at a point on the southwest side of Riverside Drive, formerly Ocmulgee Street 103.5 feet southeast of the southeast side of the original ten foot alley through said block which ran from Ocmulgee Street to Walnut Street, thence south 34 degrees 49 minutes west a distance of 95.0 feet to the point of beginning; thence from said point of beginning continuing south 34 degrees 48 minutes west a distance of 67.5 feet to a point; thence at right angles in a southeasterly direction towards Franklin Street a distance of 46.3 feet to a point; thence north 34 degrees 40 minutes east a distance of 67.6 feet to a point; thence north 55 degrees 11 minutes west a distance of 45.3 feet to the point of beginning.

TOGETHER WITH: All that tract or parcel of land lying and being in the City of Macon, Bibb County, Georgia, and being the west half of two lots lying and being in said City and being known as Lots 7 and 8 in Square 100 of the City of Macon. The said halves of said lots being on the alley running in the rear of Lots 1 and 2 in said Square 100, said lots being one-half acre more or less together with all encroachments of 15 feet into Franklin Street. This is the same property that was conveyed to Estelle Stevens Mason by deed recorded in Book 253, Page 505, Clerk's Office of Bibb Superior Court. This is all of the property conveyed in said deed except those two tracts of land conveyed by Estelle Stevens Mason to W. T. Johnstone by deed recorded in Book 582, Page 359, said Clerk's Office and to Coleman, Meadows and Pate by deed recorded in Book 633, Page 661, said Clerk's Office. Said property being the premises upon which are or were formerly situated dwelling houses known as 133, 137, 143 and 149 Franklin Street and 1011 Riverside Drive Lane, Macon, Georgia.

The property conveyed by this Deed is all of the property described in the Deed from J. Russell Lipford, Jr. and James O. Taylor to Clifton, Lipford & Taylor, P.C., dated June 27, 1986, and recorded in Deed Book 1600, Page 226, Bibb County records.