

HUDSON & MARSHALL, INC.

10761 Estes Road * Macon, Georgia 31210

(478) 743-1511 or (800) 841-9400

GA: H & M(Firm) #274 & 1779, BGH Jr #103 & 262835, AM Marshall IV #1605 & 153460, RS Slocumb #3512 & 136176

AUCTIONEER'S PURCHASE & SALE AGREEMENT

State of Georgia, County of Bibb

November 10, 2021

The undersigned Purchaser at auction agrees to buy the following property owned by Teresa Smith.

Legal Description of Property: 135 North Crest Boulevard, Macon, GA 31210 - Refer to Exhibit "A" for legal description

IT IS AGREED BY THE PARTIES HERETO THAT THE PROPERTY IS SOLD SUBJECT TO FOLLOWING CONDITIONS AND STIPULATIONS: (1)

Ad Valorem Taxes for 2021 and the preparation of the Warranty Deed will be paid by the Seller. The Purchaser pays all other closing costs **(2)** Should Purchaser default in the payment of the balance due on this property, the Seller has the right to retain the down payment as Liquidated Damages to defray auctioneer's fee and other auction expenses. **(3)** The property is sold subject to all valid rules and regulations of Bibb County, Georgia or any other appropriate authority having jurisdiction over the property. **(4)** The Purchaser shall have 15 business days after the date of auction within which to examine the title, and all objections as to title shall be made in writing to the Seller within that time, and the Seller shall then have 45 days thereafter within which to remove the same. If the defects and objections are incurable and hence the title unmarketable, and not made marketable by the Seller within the time aforesaid, the Purchaser may rescind this contract, and shall receive back their earnest money binder. **(5)** The closing of the purchase and the payment of the balance of the purchase money shall take place by Wednesday, December 22, 2021, whereupon the Seller shall deliver to Purchaser a good and sufficient Limited Warranty Deed conveying to the Purchaser marketable title in fee simple to the property subject only to any easements and restrictions of record. **(6)** Purchaser agrees that if title is good and Purchaser fails or refuses to complete this trade, Purchaser will pay to Hudson & Marshall, Inc. the amount of commission said Agent would have received had Purchaser complied with the contract. **(7)** Seller and Purchaser agree that said earnest money binder may be held in an interest-bearing escrow account registered with the Georgia Real Estate Commission and fully insured by the Federal Deposit Insurance Corporation and with interest accruing for benefit of Auctioneer. **(8)** Special Announcements: (a) Property sells subject to Seller Confirmation (b) This is a cash contract not contingent on the purchaser's ability to obtain financing.

The sale is made upon the following terms:

Bid Price	\$ _____
10 % Buyers Premium	\$ _____
Purchase Price	\$ _____
10% Earnest Money Binder	\$ _____
Balance of	\$ _____
	Due at closing

IN WITNESS WHEREOF the Purchaser has hereunto affixed his hand and seal:

WITNESS _____

_____	_____
Purchaser (Signature)	Purchaser (Print)
_____	_____
Mailing Address	City, State, Zip
_____	_____
Work Phone	Cell Phone
_____	_____
Email Address	

The above offer is accepted, and Sellers agree to furnish good and marketable title with such legal conveyance as necessary to complete the sale.

This 10th day of November 2021.

SELLER

Legal Description

All that tract or parcel of land lying and being in Land Lots 342 and 343 of the 13th Land District of Bibb County, Georgia and being known and designated as TRACT 2, containing 0.650 acre, more or less, as shown on a plat of a Subdivision Survey for Mark Smith, Christopher Smith and Bob Lee Smith, made by Prince S. Halligan, Jr., Georgia Registered Surveyor, dated November 7, 1997 and recorded in Plat Book 89, Page 4, Clerk's Office, Bibb Superior Court, which plat by this reference thereto is incorporated herein for a more complete and accurate description of said property.

This is the same property conveyed to Teresa Smith by deed from Mark A. Smith and Christopher Noland Smith and Bobby Lee Smith, Jr. dated January 25, 2001 and recorded in Deed Book 4836, Page 95, Clerk's Office, Bibb Superior Court.

There is a structure located thereon known under the present system of numbering as 135 North Crest Blvd., Macon, Georgia 31210.