

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 Crisp and Wilcox

June 9, 2022

The undersigned Purchaser at auction agrees to buy the following property owned by J. David Clements hereinafter referred to as the Seller.

Legal Description of Property: All that tract or parcel of land located in Crisp and Wilcox Counties, Georgia containing 90.51 acres and being more particularly described in Exhibit "A" attached.

IT IS AGREED BY THE PARTIES HERETO THAT THE PROPERTY IS SOLD SUBJECT TO THE FOLLOWING CONDITIONS AND STIPULATIONS: (1) Ad Valorem Taxes for 2022 will be prorated as of closing 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 Crisp and Wilcox Counties, 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 30 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 on or before Monday, July 11, 2022, whereupon the Seller shall deliver to Purchaser a good and sufficient Warranty Deed conveying to the Purchaser marketable title in fee simple to the property subject only to: any easements of records. (6) Purchaser has the right to select their closing attorney. (7) 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. (8) The property is sold subject to such other terms as may be posted by the Auctioneer prior to the sale at HudsonMarshall.com. (9) 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. (10) Other Special Stipulations(a) Purchaser agrees this is a cash contract and not contingent upon obtaining financing; and (b) the property sells "as is – where is" with no warranties expressed or implied.

The sale is made upon the following terms:

Bid Price	\$ _____
10% Buyers Premium	\$ _____
Purchase Price	\$ _____
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 9th day of June, 2022.

J. David Clements

EXHIBIT "A"
LEGAL DESCRIPTION

Tract I: All that certain 50.00 acres tract or parcel of land located in Land Lot Thirty-Two (32), Twelfth (12th) Land District, Wilcox County, Georgia described as commencing at the Southwest corner of said Land Lot 32 marked by an iron pin and proceeding along the West Wilcox County line, which is also the Land Lot Line of said Lot 32, North 02 degrees 31 minutes East 1500 feet to a point marked by an iron pin, thence proceed South 88 degrees 07 minutes East 1452.00 feet to a point marked by an iron pin; thence proceed South 02 degrees 31 minutes West 1500.00 feet to a point marked by an iron pin (on the South Land Lot Line of said Lot 32); thence proceed along the South Land Lot Line of said Lot 32, North 88 degrees 07 minutes West 1452.00 feet to a point and the point of beginning of said 50.00 acres tract or parcel. Said 50.00 acres tract or parcel being the same as that denoted as TRACT NO. 4 on that certain Survey Plat for Harold Collins prepared 17 March 1983 by Earl D. Raines, Georgia Registered Land Surveyor No. 1512 bearing Surveyor's I.D. No. 83-2442-3, recorded in the Public Records of Crisp County, Georgia, in Plat Book 4, page 51, and in the Public Records of Wilcox County, Georgia, in Plat Book 6, Page 142, which said Plat is herewith adopted as a part of this description and for all legal purposes.

Being the same property acquired by Ethel W. Whiddon by Executor's Deed dated June 25, 2007, and recorded in Deed Book 00256, Pages 0091-0092, in the Office of the Clerk of the Superior Court of Wilcox County, Georgia.

Tract II: All that certain 4.35 acres tract or parcel of land located in Land Lot Two Hundred Fifty-Five (255), Eleventh (11th) Land District, Crisp County, Georgia described as commencing at an iron pin located at the intersection of the North right-of-way margin of County Road No. 1690 with the West Wilcox County line and proceeding along the said North right-of-way margin of said County Road No. 1690, North 88 degrees 07 minutes West 392.66 feet to a point; thence proceed along the East right-of-way margin of County Road No. 95, North 13 degrees 29 minutes East 547.44 feet to a point marked by an iron pin; thence proceed South 88 degrees 07 minutes East 309.22 feet to a point on the said West County Line of Wilcox County marked by an iron pin; thence proceed along said West Wilcox County Line South 02 degrees 22 minutes West 540.34 feet to a point and the point of beginning of said 4.35 acres tract or parcel. Said 4.35 acres tract or parcel being the same as that denoted as TRACT NO. 2 on that certain Survey Plat for Harold Collins prepared 17 March 1983 by Earl D. Raines, Georgia Registered Land Surveyor No. 1512 bearing Surveyor's I.D. No. 83-2442-3, recorded in the Public Records of Crisp County, Georgia, in Plat Book 4, Page 51, and in the Public Records of Wilcox County, Georgia, in Plat Book 6, Page 142, which said Plat is herewith adopted as a part of this description for all legal purposes.

Tract III: All that certain 36.16 acres tract or parcel of land located in Land Lot Two Hundred Fifty-Five (255), Eleventh (11th) Land District, Crisp County, Georgia, described as commencing at the intersection of the South Land Lot Line of said Lot 255 with the East right-of-way margin of County Road Number 1690 marked by an iron pin; thence proceed along the said East right-of-way margin of said County Road Number 1690, North 23 degrees 06 minutes East 725.88 feet to a point; thence proceed further along the said East right-of-way margin of said County Road Number 1690 in a Northeasterly direction 703.13 feet to a point; thence proceed further along the said East right-of-way margin of said County Road Number 1690, North 16 degrees 07 minutes East 723.29 feet to a point, thence proceed further along said East right-of-way margin of said County Road Number 1690, North 13 degrees 29 minutes East 203.93 feet to a point marked by an iron pin; thence proceed along the South right-of-way margin of County Road, South 88 degrees 07 minutes East 406.30 feet to appoint on the West Wilcox County Line marked by an iron pin; thence proceed along the said West Wilcox County Line South 02 degrees 31 minutes West 2247.00 feet to a point; thence proceed along the South Land Lot Line of said Lot 255, North 88 degrees 07 minutes West 1077.20 feet to a point and the point of beginning of said 36.16 acres tract or parcel. Said 36.16 acres tract or parcel being the same as that denoted as TRACT NUMBER 3 on that certain Survey Plat for Harold Collins prepared 17 March 1983 by Earl D. Raines, Georgia Registered Land Surveyor Number 1512, bearing Surveyor's I.D. Number 83-2442-3, recorded in the Public Records of Crisp County, Georgia, in Plat Book 4, Page 51, and the Public Records of Wilcox County, Georgia, in Plat Book 6, Page 142, which said Plat is herewith adopted as a part of this description and for all legal purposes.

Being the same property acquired by Ethel W. Whiddon by Corrective Executor's Deed dated August 6, 2008, and recorded in Deed Book 800, Pages 196-209, in the Office of the Clerk of the Superior Court of Crisp County, Georgia.

Tracts 1, 2 and 3 are subject to existing easements for public roads and utilities.