HUDSON & MARSHALL, INC.

10761 Estes Road * Macon, Georgia 31210
(478) 743-1511 or (800) 841-9400
GA: H & M(Firm) #274 & 1779, AM Marshall IV #1605 & 153460, RS Slocumb #3512 & 136176

AUCTIONEER'S PURCHASE & SALE AGREEMENT

State of Georgia, County of Laurens November 12, 2026

The undersigned Purchaser at auction agrees to buy the following property owned by Darrell T. Holliday, Jr., as Executor of the Estate of Darrell T. Holliday, Sr. hereinafter referred to as Seller(s).

Legal Description of Property: All that tract or parcel of land located in Laurens County, Georgia referred to as, Auction Lot (s)_____ containing _____ 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 2026 shall be prorated at closing. (2) All other closing cost are paid by purchaser. (3) The property is sold subject to all valid rules and regulations of Laurens County, Georgia or any other appropriate authority having jurisdiction over the property. (4) The Purchaser shall have 15 business days after Seller(s) execution of the contract to examine the title, and all objections as to title shall be made in writing to the Seller(s) within that time via mail to Hudson & Marshall, Inc. P O Box 38, Bolingbroke, GA 31004. The Seller(s) shall have up to 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(s) 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 payment of the balance of the purchase money shall take place on or before December 18, 2026, whereupon the Seller shall deliver to Purchaser a good and sufficient Warranty Deed conveying to Purchaser marketable title in fee simple to the property subject only to any easements and restrictions of record and announcements made prior to the auction. Seller reserves the right to extend the closing up to 30 days, if necessary. (6) Purchaser agrees that if title is good and Purchaser fails or refuses to complete this sale, Purchaser shall forfeit their earnest money as liquidated damages. (7) Seller(s) and Purchaser agree that said earnest money binder will be held in Auctioneer's escrow account registered with the Georgia Real Estate Commission and fully insured by the Federal Deposit Insurance Corporation. (8) Special Announcements: (a) This is a cash contract not contingent on an appraisal or the purchaser's ability to obtain financing; (b) The land is being sold "AS-IS-WHERE-IS." The Seller warrants only marketable title free and clear of liens and encumbrances; Seller(s) does not warrant any physical suitability for particular use and/or future use of the property; and (c) Purchaser has completed their own due diligence; (9) Contract must be signed and returned to Hudson & Marshall no later than Monday, November 16, 2026, by 5:00 P.M. along with the required earnest money binder; and (10) If the property sells divided, the survey cost will be as follows; Tract 1 - $1,100.00 and Tract 2 - $1,100.0. The survey is an expens of the Purchaser and will be collected at closing.

The sale is made upon the following terms:

Bid Price: _____

10 % Buyers Premium: _____

Purchase Price: _____

Closing Attorney: Earnest Money Binder: _____

_____ Balance Due at Closing: _____

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

_____
Purchaser (Signature) Purchaser (Print)

_____
Mailing Address City, State, Zip

_____
Phone

_____
Email Address

The terms of this Agreement shall constitute an offer ("Offer") by Purchaser which shall expire at 5:00 p.m. on Saturday, November 13, 2026, unless prior to that time the offer is accepted, and notice is hereby given to the party who made the Offer verbally or in writing.

SELLER: Darrell T. Holliday, Jr., as Executor of the Estate of Darrell T. Holliday, Sr.

PRINT: _____

SIGN: _____

EXHIBIT “A”
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 263, of the 17th Land District of Laurens County, Georgia shown as Parcel A, containing 45.26 acres, more or less and more particularly described by a plat of survey made by Larry C. Jones, Surveyor, on October 8, 2025 and recorded in the Office of the Clerk of Laurens Superior Court in Plat Book 13, Page 422. The recorded plat and the courses and distances shown thereon are incorporated into and made a part hereof by reference.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 263, of the 17th Land District of Laurens County, Georgia shown as Parcel A, containing 0.18 acres, more or less, and Parcel B containing 5.47 acres, more or less, and more particularly described by a plat of survey made by Larry C. Jones, Surveyor, on June 4, 2026 and recorded in the Office of the Clerk of Laurens Superior Court in Plat Book 13, Page 716. The recorded plat and the courses and distances shown thereon are incorporated into and made a part hereof by reference.

All that tract or parcel of land lying and being in Land Lot 263, of the 17th Land District of Laurens County, Georgia shown as 5.65 acres, more or less, and more particularly described by a plat of survey made by Larry C. Jones, Surveyor, on June 4, 2026 and recorded in the Office of the Clerk of Laurens Superior Court in Plat Book 13, Page 717 The recorded plat and the courses and distances shown thereon are incorporated into and made a part hereof by reference.