



DRAFT CONTRACT FOR SALE AND PURCHASE

216-A S 4th St, Gadsden, AL 35901 (800)476-3939

PROPERTY: A home located at 32239 Whispering Cir and canal lot, Orange Beach, AL 36561, Lots 27 and 27S, Turtle Key, Unit 2, as recorded on Slides 1255-B and 1256-A. Baldwin County Parcel ID Numbers: 63-08-33-0-000-001.208, PPIN 106160 (lot 27) and 63-08-33-0-000-001.216, PPIN 106154 (lot 27S) (hereinafter referred to as "Property").

SELLER: Karen A. Gentile, Trustee under the Karen A. Gentile Living Trust dated September 23, 2015 (hereinafter referred to as "Seller").

PURCHASER: _____ (hereinafter referred to as "Purchaser")

ADDRESS: _____

PHONE: _____ **EMAIL:** _____

AUCTION COMPANY: Target Auction & Land Co., Inc., through its Alabama Broker, Dewey Jacobs (hereinafter referred to as "Auction Company")

Both the Seller and the Purchaser hereby agree that the Seller shall sell, and the Purchaser shall purchase the following Property upon the following terms and conditions within this Contract for Sale and Purchase (hereinafter referred to as "Sales Contract"):

PURCHASE PRICE

EXAMPLE ONLY - USING THE STARTING BID

High Bid Price		\$ 950,000.00
Buyer's Premium (12% of High Bid Price)	+	\$ <u>114,000.00</u>
Total Contract Price (High Bid Price + Buyer's Premium)		\$1,064,000.00
Deposit (10% of the Total Contract Price)	-	\$ <u>106,400.00</u>
Balance Due at Closing (on or before Monday, May 5, 2025)		\$ 957,600.00

EXHIBITS - The following exhibit(s) will be attached to and made part of the Sales Contract:

1. Subdivision Map: See attached (hereinafter referred to as "Exhibit A")
2. Furnishings Inventory: See attached (hereinafter referred to as "Exhibit B")

THE PROPERTY IS BEING SOLD AS IS, WHERE IS WITH ALL FAULTS. THIS IS A CONTINGENCY-FREE SALES CONTRACT AND IT IS NOT SUBJECT TO THE PURCHASER OBTAINING FINANCING.

REAL ESTATE AGENCY DISCLOSURE

Listing Company: Target Auction & Land Co., Inc., through its Alabama Broker, Dewey Jacobs, ALRE #41690, ALAU #5060. The Listing Company is an agent of the Seller.

Buyer Agent Company: _____. The Buyer Agent/Broker is an agent of the Purchaser. Compensation will be paid at closing in the amount outlined in the Broker Compensation Form. The Buyer Agent Company is an agent of the Purchaser.

1. TERMS OF SALE

- A. The Property will be offered through an online auction selling subject to Seller's confirmation of bid. The Seller reserves the right to sell the Property in any manner they so desire. The bidding opens March 24, 2025, and concludes Thursday, April 3, 2025, at 11:00 am CT subject to auto-extend.
- B. Online bidder registration is required for approval to bid. No advance registration amount is required to bid.
- C. The Sales Contract shall be executed on auction day immediately after being declared the winning bidder.
- D. A twelve percent (12%) buyer's premium will be added to the high bid to determine the total contract price paid by the Purchaser.
- E. A ten percent (10%) deposit based on the total contract price for the Property is due no later than Friday, April 4, 2025, at 4:00 pm CT, and the remaining balance is due at closing on or before Monday, May 5, 2025.
- F. If for any reason the winning bidder fails or refuses to execute the Sales Contract and/or deposit the required funds, the Seller will declare the winning bidder/purchaser in default and reserves the right to resell the Property or seek specific performance.

Purchaser Initials _____

Seller Initials _____

- G. No changes to the Sales Contract will be permitted. The fully executed Sales Contract (together with all related Exhibits thereto) shall control and constitute the entire agreement between the Seller and Purchaser.
- H. By submitting a bid, the bidder acknowledges the bid is binding and cannot be withdrawn.
- I. By submitting a bid and/or executing the Sales Contract in the name of a business entity or corporation, the individual doing so has the authority and enters into a guaranty agreement whereby they personally guarantee payment of the bid amount.
- J. All documents are in English. If an interpreter or translator is deemed necessary to translate any documents or information, it is the Purchaser's sole responsibility.
- K. All currency will be in U.S. dollars. No credit cards will be accepted.
- L. All bidders shall verify any information deemed important PRIOR to bidding. All information is believed to be correct; however, neither the Auction Company nor Seller make any representations or warranty of any kind.
- M. The Property is selling furnished; however, the closing is not contingent upon any items remaining or their condition (see Exhibit B – Furnishings Inventory).
- N. Built-in appliances and window coverings will convey with the Property.
- O. The Property, all systems, appliances, and any furnishings/inventory (if applicable) are selling AS IS, WHERE IS, WITH ALL FAULTS AND WITH NO CONTINGENCIES. Prior to bidding, (1) it is the bidder's sole responsibility to be satisfied with the Property, all systems, appliances, and any furnishings/inventory (if applicable); and (2) It is the sole responsibility of the Bidder at Bidder's option and expense, to make whatever evaluations or inspections (i.e., physical, environmental, engineering), deemed necessary and to verify with any governing agency any requirements, guidelines, permits, or regulations pertaining to the Property and its use thereof.
- P. The Property will be conveyed by Warranty Deed free and clear of all liens and encumbrances subject to the terms and conditions relating to such liens and encumbrances contained (1) herein, (2) in the title commitment (posted online for review), and (3) any other documents of record. The Seller shall have up to sixty (60) days after the auction date to cure any defects in title, if any defects are discovered that are not addressed in the existing title commitment (posted online for review).
- Q. The Purchaser shall take title subject to present zoning classification, property owners associations, prohibitions, restrictions, and matters appearing on the plat or otherwise common to the subdivision, public utility easements and any other items of record (if any are applicable).
- R. The Property is within platted Turtle Key Subdivision, Unit 2, and will convey by existing legal description. Should the Purchaser or Purchaser's lender require any survey work, it will be at the Purchaser's option and expense, and will not affect the closing. If a survey shows a greater or lesser amount of acreage, the Sales Contract price will not be adjusted.
- S. Portion(s) of the Property are located in a flood zone/wetlands area.
- T. The Seller will convey all mineral, gas, or oil rights applicable to the Property owned by Seller, if any.

2. POSSESSION

Possession of the Property will occur at closing.

3. PROPERTY DISCLOSURES

- A. The Property Owners Association (POA) dues are presently \$1,700.00 annually and the Canal Owners Association (COA) dues are \$250.00 annually.
- B. The Fire Authority dues are presently \$919.00 annually.
- C. There is a One-Time Admission Fee of \$8,000.00 (total) paid by the Purchaser at closing.
- D. The canal lot is accessed by a recorded easement (see Exhibit A – Subdivision Map).

4. UPDATES and CORRECTIONS

It is the sole responsibility of the Purchaser to check for any updates or corrections prior to the end time of the auction. Any updates, revisions, additions, deletions, or corrections to these Terms and Conditions of Sale will be added here:

- A. Intentionally left blank at this time.

5. CLOSING

- A. **Closing must be completed on or before Monday, May 5, 2025. This is the closing deadline.**
- B. **Closing Agent:** Debbie Burghart, closing agent, Gulf Shores Title Co, Inc. located at 120 Cove Ave, Gulf Shores, AL 36542; 251-968-6185; dburghart@gulfshorestitle.com. **It is the Purchaser's responsibility to contact the closing agent and schedule closing.**
- C. **Escrow Agent:** Target Auction & Land Co., Inc., will hold the deposit in a non-interest-bearing escrow account. Wire instructions will be provided.
- D. **Closing Costs:**

Purchaser Initials _____

Seller Initials _____

1. **Seller** will pay for the title exam/commitment, preparation of the deed, any municipality assessments and/or utilities presently due.
2. **Purchaser** will pay all other closing cost, including but not limited to the state tax/deed stamps, the Admission Fee, any recording fees, attorney fees, wiring fees, loan/financing fees, survey fees, etc. (if applicable). A title insurance policy is available at the Purchaser's option and expense through Gulf Shores Title Co, Inc.
- E. Prorations: ad valorem taxes, Property/Canal Owners Association dues, Fire Authority dues, and any other similar items will be prorated to the closing date.
- F. The proceeds due from the Purchaser at closing shall be by confirmed wire transfer prior to closing and sent to Gulf Shores Title Co, Inc. Wire instructions will be provided.
- G. If closing is delayed by actions or lack of actions of the Purchaser after the closing date deadline or extended closing date deadline, the Purchaser will forfeit all of the deposit. The deposit will be retained by the Seller and Target Auction & Land Co., Inc., as liquidated damages. Any breach of the terms and conditions of this Sales Contract by the Purchaser, the closing/escrow agent is expressly authorized and instructed to disburse the deposit and any registration amount (if applicable) without the requirement of any further writing or agreement of the Seller and Purchaser. No fees will be charged, nor damages applicable for an extension when the closing is delayed by the Seller, Seller's closing/escrow agent, and/or Seller's surveyor.

6. WIRE TRANSFERS

A transaction fee will apply to all incoming and outgoing funds transferred via wire.

7. DEFAULT

- A. It is agreed by the Seller and Purchaser in the event the Purchaser fails to close and pay the balance when due, Seller and Auction Company reserve all rights allowed by law and the Sales Contract, including a suit for damages, specific performance or cancellation of the transaction, with the Seller to retain the deposit which will be dispersed as agreed in the Auction Marketing Agreement between the Seller and Auction Company. In the event of any breach of the terms of this agreement by the Purchaser, the Seller will declare the Purchaser in default and the Purchaser agrees that the escrow agent is expressly authorized and instructed to disburse the deposit without the requirement of any further approval or agreement from the Seller or Purchaser. Any action taken after the Purchaser's default shall be solely at the Seller's option with all costs incurred by Seller being paid by the Purchaser. If any legal action is required to enforce this agreement, or to collect any fees or costs earned or advanced pursuant thereto, the Seller or Auction Company shall be entitled to recover any and all costs of such action, including, but not limited to, the expenses and court costs of the action and a reasonable attorney's fee.
- B. Escrow agent shall disburse the Purchaser's deposit to the Seller and Auction Company after the receipt of Seller's written certification that the Purchaser's Sales Contract has been terminated by reason of said Purchaser's failure to cure a default in performance of Purchaser's obligations herein. Escrow agent may act in reliance upon any writing, instrument, or signature which it, in good faith, believes to be genuine, may assume the validity and accuracy of any statements or assertions contained in such writing or instrument and may assume that any person purporting to give any writing, notice, advice or instruction in connection with the provisions hereof has been duly authorized to do so. Escrow agent shall not be liable in any manner for the sufficiency or correctness as to form, manner of execution, or validity of any written instructions delivered to it, nor as to the identity, authority, or rights of any person executing the same. The duties of escrow agent shall be limited to the safekeeping of the deposit and the disbursement of same in accordance with the written instructions described above. Escrow agent undertakes to perform only such duties as are expressly set forth hereto, and no implied duties or obligations shall be read into this agreement against escrow agent.

8. AUCTION COMPANY AGENCY DISCLOSURE

The Auction Company is acting exclusively as the agent for the Seller in this transaction and is to be paid a fee by the Seller pursuant to a separate written agreement between Seller and the Auction Company. The Auction Company is not acting as an agent in this transaction for the Purchaser. Any third party buyer agent represents the Purchaser and is not a subagent of the Auction Company or Seller.

9. EQUAL OPPORTUNITY CLAUSE

The Property is available to the Purchaser(s) without regard to race, color, national origin, religion, sex (including gender identity and sexual orientation), familial status, and disability, or any other factor protected by federal, state or local law.

10. SIGNATURES and COUNTERPARTS

Electronic signatures and facsimiles shall serve as valid authority for this document and all documents pertaining thereto may be executed in counterparts, each of which is deemed an original and together constitute one document.

Purchaser Initials _____

Seller Initials _____

THIS IS A LEGAL BINDING CONTRACT AND IS NON-TRANSFERABLE WITHOUT PERMISSION FROM THE SELLER.

By signing below, each Seller and Purchaser acknowledge they have read, understand, and agree to abide by all terms and conditions set forth in this Contract for Sale and Purchase.

PURCHASER:

**SELLERS: KAREN A. GENTILE, TRUSTEE UNDER THE
KAREN A. GENTILE LIVING TRUST DATED
SEPTEMBER 23, 2015**

PURCHASER **DATE**

BY: KAREN A. GENTILE **DATE**
ITS: TRUSTEE

PURCHASER **DATE**

TARGET AUCTION & LAND CO., INC.

BY: DEWEY JACOBS **DATE**
ITS: ALABAMA BROKER
ALRE #41690, ALAU #5060

BY: DEWEY JACOBS **DATE**
ITS: PRESIDENT & CEO

“EXHIBIT B”
Furnishings Inventory

KITCHEN

- 1 dining table with 8 chairs (4 located in lower-level closet)
- 4 stools

LIVING ROOM

- 1 sectional sofa
- 3 side tables
- 1 sofa table
- 1 coffee table (old Indian window from Singapore)
- 1 high bar table with 4 chairs
- 2 swivel chairs

FOYER

- 1 chair
- 1 entry chest

PRIMARY BEDROOM

- 1 king bed
- 2 side tables
- 1 TV stand with dresser
- 2 swivel chairs

PRIMARY CLOSET

- 1 3-drawer dresser
- 1 teak bookcase (from Singapore)

GREEN ROOM (UPSTAIRS)

- 1 queen bed
- 2 side tables
- 1 small white dresser

BLUE ROOM (UPSTAIRS)

- 1 queen bed
- 2 side tables
- 1 small blue dresser

YELLOW OFFICE (UPSTAIRS)

- 1 pull-out couch
- 1 side table
- 1 desk/chair
- 1 printer

OFFICE (LOWER LEVEL)

- 1 pull-out couch
- 2 side tables
- 1 adjustable standing desk & chair

The above furnishings will convey with the real estate located at 32239 Whispering Circle, Orange Beach, AL 36561. In the event the items may be more or less at closing, the Sales Contract price will not be adjusted, nor will it affect the closing. All information was provided by the Seller and believed to be accurate. Neither Target Auction Company nor the Seller make any warranty or guarantee of the information nor the condition of the items.

Purchaser Initials _____

Seller Initials _____