STATE OF <u>ALABAMA</u> COUNTY OF <u>MONTGOMERY</u>

All information in this listing was derived from source believed to be correct, but not guaranteed.

This AGF	REEMENT made and entered into by and between	veenherein	hereinafter called ("Seller") and after called ("Purchaser"),
WITNES	SETH: That Seller hereby agrees to sell an	d the Purchaser hereby agrees	s to purchase upon the terms set out below, the following
in the on	ine auction promotion of Granger, Thagard	& Associates, Inc. The content	and identified ants of the Auction offering and any and all announcements
made prio	or to and during the auction are part of the term	ns and conditions of the sale.	The purchaser is purchasing
	HERE IS . THIS SALE IS NOT CONTINGI	ENT ON PURCHASER OBTA	INING FINANCING.
1.	Purchase Price shall be:		
	Highest Bid	\$	<u> </u>
	Plus 10% Buyers Premium	\$	_
	Yields total final contract price		\$
	Payable as follows:	1 1 1 (100)	0
	(A) Earnest money, receipt is hereby a		\$
2	(B) Balance to be paid in cash on clos		\$
2.	shall be upon closing.	. Sener makes no representant	ons as to closing, title and surveying costs. Possession
3.	Seller and Purchaser shall be bound by this purchase agreement. It is understood and agreed that Seller shall discharge all liens and		
	encumbrances and may, at Seller's option, discharge any of these liabilities out of the purchase money when the sale is closed. If		
	Seller fails to make the title merchantable within a reasonable time, earnest money shall be refunded to Purchaser, or at Purchaser's		
	option, Purchaser may waive the defects and elect to purchase. However, if said title is merchantable, or is made merchantable by the Seller within a reasonable period of time, and the Purchaser fails and/or refuses to carry out this purchase agreement in accordance		
	with all of its terms, then at Seller's option, either the earnest money shall be forfeited to Seller as liquidated damages and this		
	purchase agreement, in such event, shall be no longer binding to the Seller or Seller may proceed with specific performance of this		
	purchase agreement		
4.		ne purchase agreement and with	nin 30 days after allowing the closing attorney reasonable
	time to schedule its legal closing services and closing date and for the completion of any surveys.		
5.	All property taxes shall be pro-rated as of the	\mathcal{E}	
6.			
7.	The Seller and Purchaser agree Granger, Thagard & Associates, Inc is entitled to its earned commissions upon the execution of this		
	purchase agreement today accompanied by the described earnest money. All earnest money above the earned commissions will be submitted to the designated closing attorney within ten business days after the auction.		
0			the auction.
8. 9.	Time is of the essence of this purchase agreement. Neither the Seller nor the Auctioneer makes any representations as to the following items including, but not limited to condition of		
9.	improvements, square footage of improvements, acreage of land parcels, road frontage, water frontage, adequate percolation for a		
	septic system (sewage system), availability of water and utilities, fire and police protection, environmental conditions, geological,		
	hydro-geological, mineral rights, recorded or unrecorded easements, encroachments, current or future assessments of any kind,		
	restrictive and protective covenants, survey, zoning and subdivision regulations, flood zones, liens and tenancies, lead base paint		
	asbestos, radon gas, clear title or title exceptions, liens, credibility of any past or current appraisal, insurance carried by Seller until		
	real estate closing and access of this property. Alabama is a caveat emptor (buyer beware) state.		
10.			ors made by the agent in this Purchase Agreement.
11.			e clear title, then Purchaser agrees that the refund of the
	earnest money shall constitute a full and complete release of all claims, demands and obligations, known and unknown, by the		
	Purchaser against the Seller and Auctioneer under the terms of the purchase agreement and the auction. If the Purchaser elects to		
	receive a refund of their earnest money they agree and forfeit the right to sue for specific performance of the sale and all other rights they may have acquired under the auction or the purchase agreement.		
12	Should either party breach this agreement, then the breaching party shall pay to GTA any attorney fees or costs incurred by GTA as a result of the breach. In the event of the failure by the parties to close on the sale of the subject property each party shall indemnify and		
12.			
	hold harmless GTA from any claims or causes of action by the other party, by other bidders at the auction, or the person, business or		
	other entity including any attorney fees and costs.		
This pure	hase agreement contains the entire agreement	of the parties hereto.	
INI XVITNI	ESC WHEREOF!-IIIIIII		description 20
	ESS WHEREOF, said parties have hereunto s		
Granger	Thagard & Associates, Inc.	Seller	Print Name
		Seller	
		Purchaser	Print Name
		r ui chaser	Print Name
		Purchaser	Print Name
			i iiit i taiit