

PRELIMINARY
PURCHASE AND SALE AGREEMENT
“Maxwell Plantation”
Maxwell Loop Road
Tuscaloosa, Tuscaloosa County, Alabama
July 29, 2010

The undersigned seller (“Seller”) and buyer (“Buyer”) hereby agree as follows:

1. **THE PROPERTY:** Seller agrees to sell and Buyer agrees to purchase the property described as _____, **Tuscaloosa, Tuscaloosa County, Alabama**, and more particularly described on **Exhibit “A”** attached hereto, (the “Property”) for the price and upon the terms and conditions as set forth below and further in the Terms and Conditions of Auction attached hereto as **Exhibit "B"**.
2. **THE PRICE:** The total purchase price is \$_____ (*which includes the Ten Percent (10%) Buyer's Premium*) payable at closing in cash or equivalent good funds acceptable to the Closing Agent.
3. **THE TITLE:** The Seller shall convey the Property by **Warranty Deed**, in the form attached hereto as Exhibit "C", free and clear of all liens and monetary encumbrances, but subject to all easements and prescriptive rights existing at law or of record as of the date of the transfer. An owner’s title insurance policy will be provided by the Seller.
4. **THE SURVEY:** The tracts are being sold from a sales map. If the property sells in multiple tracts, the Seller will provide a boundary survey at closing. If continuous tracts are purchased by one buyer, a boundary survey of only the perimeter of the continuous tracts will be provided to the Buyer. If the boundary survey reveals a greater or lesser number of acreage than is shown on the sales map, the purchase price will NOT be adjusted at closing. If the property sells as an entirety, a survey will be at the Buyer’s option and expense.
5. **CLOSING:** This sale and purchase transaction shall be closed by **Title Services of Tuscaloosa, Inc.**, (“Escrow Agent” / “Closing Agent”) at **1201 Greensboro Avenue, Tuscaloosa, AL 35401; Phone No.: (205) 345-5100, on or before August 30, 2010**, (“Closing Date”), time being of the absolute essence. The Seller shall have a maximum of sixty (60) days after the closing date to remove all personal property from the Property.
6. **DEFAULTS:** Seller shall have the right to damages, including reasonable attorneys’ fees, in the event Buyer neglects or refuses to perform Buyer’s obligations hereunder. Buyer and Seller agree that based upon circumstances now existing, known and unknown, it would be impractical or extremely difficult to establish Seller’s damages by reason of Buyer’s default under this contract. Accordingly, Buyer and Seller agree that in the event of a default by Buyer under this contract, Seller shall receive “liquidated damages” equal to the amount represented by the Earnest Money Deposit (“Deposit”) then held by Escrow Agent identified in Paragraph No. 7 herein. At their option, Seller

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and Buyer shall have the additional right to receive equitable relief, including, without limitation, the alternative right to enforce specific performance of this Purchase and Sale Agreement (“Agreement”).

7. **EARNEST MONEY:** Buyer has delivered to Seller, Buyer’s Deposit check payable to **Title Services of Tuscaloosa, Inc., (“Escrow Agent”)** in the amount of \$_____. The Escrow Agent (i) shall apply same to the cash portion of the price if Buyer performs Buyer’s obligations hereunder; or (ii) shall refund same to Buyer if Seller fails or refuses to perform Seller’s obligations hereunder; or (iii) shall pay all of the Deposit then held by it over to Seller if Buyer fails or refuses to perform Buyer’s obligations hereunder.
8. **PRORATIONS:** Prorations and adjustments shall be made at closing as follows: ad valorem taxes shall be prorated to the date of closing on the basis of the latest available information and assumed by the Buyer. These taxes are subject to readjustment and re-proration when the actual tax bills are received or the actual tax amounts for the year of closing become known.
9. **BROKERAGE:** Each party represents and warrants that no real estate broker or salesman has been involved in this transaction except The National Auction Group, Inc. (“Auction Company”) and _____ (“Participating Broker”). Any commission due the Auction Company shall be paid simultaneously with any proceeds paid to the Seller or any other person or entity. The parties agree that all deposits and purchase funds shall be paid to the Escrow Agent for its proper disbursement. If the Buyer defaults in closing this Agreement, the deposit paid by the Buyer shall be paid as follows: 50% to the Seller and 50% to the Auction Company. If Seller seeks and obtains specific performance of any Agreement and/or damages in respect thereof, Auction Company shall be paid the full amount of its commission due in respect thereof.
10. **CLOSING DOCUMENTS:** (a) To perform its closing obligations hereunder, Seller shall execute and deliver, in form for recording, said Warranty Deed and do and perform all other acts and things that are required hereby and do and perform all other acts and things as shall be required by the Closing Agent; (b) To perform its closing obligations hereunder, Buyer shall execute all documents and do and perform all other acts and things that are required hereby and do and perform all other acts and things as shall be required by the Closing Agent as conditions precedent (i) to its making and showing on its closing statement to Buyer and Seller the price, all prorations, etc., as herein provided for and contemplated, and (ii) to its issuing to Seller of its check representing the net proceeds of the sale due to Seller.
11. **CLOSING COSTS SHALL BE PAID AS FOLLOWS:** *Approximate* closing costs are attached hereto as **Exhibit “D”**. **Closing shall take place on or before August 30, 2010, unless otherwise agreed to in writing.**
12. **PROPERTY CONDITION:** The Property is selling subject to **Restrictive Covenants for Mr. Roland Pugh on Maxwell Plantation Farm**, any existing rights-of-way, easements, encroachments, zoning regulations, governmental agency regulations, environmental conditions, leases, adverse possession, restrictions, sewer assessments and all other matters of record. This Property is selling in

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“AS IS, WHERE IS” condition, without warranty or representation, either statutory or otherwise express or implied. **Any mineral rights owned by the Seller will be conveyed.**

AS TO TRACT #13 ONLY: Tract #13 will be sold subject to a perpetual and assignable right and easement to construct, operate and maintain a dredged material disposal area to the United States of America, Corps of Engineers.

If the property sells in multiple tracts, the tracts will be sold subject to the formation of an Alabama non-profit corporation to serve as the owners association, together with the appropriate Declaration of Covenants, Conditions and Restrictions and the conveyance to this owners association of the private roads within Maxwell Plantation so that the purchasers of the various tracts in Maxwell Plantation will own an interest in the private roads and will be obligated to contribute towards the maintenance of these private roads.

13. **FIXTURES AND PERSONALTY:** This purchase and sale includes all the following as now situated on the Property: all plumbing, heating, lighting and electrical fixtures and systems; appliances; other fixtures and personalty as noted below:

all carpeting; all cabinets and built-ins; blinds and window hardware; all shrubbery and all other items and things permanently attached to the Property. All furniture, rugs, artwork and personalty not attached to the property are excluded and shall remain the property of the Seller.

14. **NOTICES:** Notices required or permitted hereby shall be in writing, mailed postage prepaid by certified or registered mail, return receipt requested, to the Seller and the Buyer at their respective addresses as set forth below, or to such other address designated by either party by written notice to that effect.
15. **ENTIRE AGREEMENT:** This Agreement represents the entire and final Agreement between the parties, superseding and canceling all prior oral and written communications and agreements between them, their agents and representatives, and this Agreement may not subsequently be changed or amended except in writing signed by the parties.
16. **DISCLAIMER AS TO AUCTION COMPANY:** Buyer shall look only to Seller as to all matters regarding this Agreement and the Property. The Auction Company shall not be responsible or liable in any way (i) if Seller fails or refuses to or cannot close title hereunder or (ii) if the Property is affected in any way, is in need of attention or repairs or is in any other way unsatisfactory to Buyer as Buyer may determine before or after closing.
17. **AUCTION COMPANY NOTICE OF AGENCY RELATIONSHIP:** Buyer acknowledges that the Auction Company is acting as 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 Buyer

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further acknowledges that the Auction Company is not acting as agent for the Buyer in this transaction. Any third party broker is not a subagent of the Auction Company.

18. **1031 EXCHANGE:** It is understood that Seller or Buyer may wish to make a like kind tax-deferred exchange, therefore; Seller or Buyer shall have the right to assign their rights to an intermediary for the purposes of effecting a like kind exchange pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended (“Section 1031”, “exchange”, or a “tax-free exchange”). Seller and Buyer agree to execute any documents as reasonably necessary to effect such an exchange. The exchanging party will pay any costs associated with said exchange.

19. **AGENCY DISCLOSURE:**

The listing company, The National Auction Group, Inc. is:

(Two blocks may be checked)

- An agent of the seller. INITIAL: _____/_____
- An agent of the buyer.
- An agent of both the seller and buyer and is acting as a limited consensual dual agent.
- Assisting the _____ buyer _____ seller as a transaction broker.

The selling company, The National Auction Group, Inc. is:

(Two blocks may be checked)

- An agent of the seller. INITIAL: _____/_____
- An agent of the buyer.
- An agent of both the seller and buyer and is acting as a limited consensual dual agent.
- Assisting the _____ buyer _____ seller as a transaction broker.

20. **ATTACHMENTS HERETO:**

- Exhibit A – Sales Map;
- Exhibit B - Terms and Conditions of Auction;
- Exhibit C - Sample Warranty Deed;
- Exhibit D – Estimated Closing Costs; and
- Exhibit E - Any Addendum hereto.

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BUYER REPRESENTS AND WARRANTS THAT BUYER AND BUYER'S EXPERTS HAVE THOROUGHLY AND CAREFULLY INSPECTED THE PROPERTY AND AGREE TO PURCHASE SAME "AS IS, WHERE IS", "WITH ALL FAULTS, IF ANY".

IN WITNESS WHEREOF, the parties have executed this Agreement on the **29th** day of **July, 2010**.

SELLER:

MAXWELL PLANTATION, INC.,

By: _____

(signature)

Print Name: _____

AS ITS: _____

ROLAND PUGH, individually

BUYER:

By: _____

(signature)

Print Name: _____

SS#: _____

By: _____

(signature)

Print Name: _____

SS#: _____

ADDRESS: _____

PHONE NO.: _____

EMAIL: _____

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