

CLOSING STATEMENT

PURCHASER: WALTON COUNTY, GEORGIA

SELLER: LEE P. MALCOM, EUGENE KELLY, JR., WINDY WATSON
VEREEN, and EARL KELLY WATSON

PURCHASE PRICE: \$43,000.00

DATE OF CLOSING: March ____, 2024

PROPERTY: 0.43 acres on Highway 78, Monroe, Georgia / Parcel Number M0230013,
Walton County, Georgia Records

ESCROW AGENT: Atkinson Ferguson, LLC

I. STATEMENT FOR PURCHASER:		
A. AMOUNT DUE FROM PURCHASER:		
1. Purchase Price		\$43,000.00
B. PLUS CLOSING COSTS		
1. Recording Fees for Limited Warranty Deed (to Walton County Superior Court Clerk)	\$25.00	
TOTAL COSTS:		\$25.00
C. LESS PURCHASER CREDITS		
1. Seller's share of 2024 property taxes (Note 1)	(\$60.00)	
TOTAL CREDITS:		(\$60.00)
NET AMOUNT DUE FROM PURCHASER:		\$42,965.00
II. STATEMENT FOR SELLER:		
A. GROSS AMOUNT DUE SELLER:		\$43,000.00
1. Reductions in Amount Due Seller:		
(a) Recording Fees for Executor's Deed (Payable by Windy Watson Vereen and Earl Kelly Watson Only) (to Walton County Superior Court Clerk)	(\$25.00)	
(b) Seller's share of 2024 property taxes (Note 1)	(\$60.00)	

TOTAL REDUCTIONS:		(\$85.00)
NET AMOUNT DUE SELLER:		\$42,915.00
III. <u>DISBURSEMENTS:</u>		
A. Seller		
1.	Lee P. Malcom ($\$43,000 \times 50\%$) – \$30 + \$200 =	\$21,670.00
2.	Eugene Kelly, Jr. ($\$43,000 \times 25\%$) – \$15 – \$100 =	\$10,635.00
3.	Windy Watson Vereen ($\$43,000 \times 12.5\%$) – \$12.50 – \$7.50 – \$50 =	\$5,305.00
4.	Earl Kelly Watson ($\$43,000 \times 12.5\%$) – \$12.50 – \$7.50 – \$50 =	\$5,305.00
TOTAL TO SELLER:		\$42,915.00
B.	Walton County Superior Court Clerk (Recording Costs)	\$50.00
TOTAL DISBURSEMENTS:		\$42,965.00
IV. <u>RECEIPTS / SOURCES:</u>		
A. Purchaser		
1.	Wire of Funds	\$42,965.00
TOTAL RECEIPTS:		\$42,965.00

NOTES:

1. The Property is that certain property of Seller identified in the tax maps of Walton County, Georgia as M0230013. There are no back taxes due. 2023 ad valorem taxes for the Property totaled \$251.73, which Seller has paid in full. The parties have, therefore, prorated Seller's share of taxes for 2024 in the estimated amount of \$60.00.
2. Disbursements to Seller have been adjusted to account for appraisal fees paid by Lee P. Malcom.
3. This Closing Statement may be executed in counterparts, each of which, when fully executed, shall be deemed to be an original, and all of which shall be deemed to be on Closing Statement. A counterpart transmitted by facsimile shall have the same force and effect as an original.
4. The understandings, agreements and covenants set forth herein shall survive Closing as herein provided.
5. Atkinson Ferguson, LLC represents Purchaser in this transaction, exclusively. All other parties acknowledge that no advice or representations were made to them by Atkinson Ferguson, LLC.
6. The parties have carefully reviewed this Closing Statement and to the best of their knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on their account in this transaction.

Having read, approved and agreed to the above disbursements, the undersigned parties hereby authorize the Escrow Agent to make the disbursements set forth above. The Notes are an integral part of this Closing Statement and by their signatures hereon the parties agree to the terms set forth herein.

SELLER:

_____(Seal)
LEE P. MALCOM

_____(Seal)
EUGENE KELLY, JR.

_____(Seal)
WINDY WATSON VEREEN

_____(Seal)
EARL KELLY WATSON

PURCHASER:

WALTON COUNTY, GEORGIA, a political
subdivision of the State of Georgia

By: _____
David G. Thompson
Chairman

Attest: _____
Rhonda Hawk
County Clerk