

GENERAL DURABLE POWER OF ATTORNEY

STATE OF INDIANA }
 }
MARION COUNTY }

KNOW ALL MEN BY THESE PRESENTS, that I, **LEROY WOODARD**, as principal (hereinafter referred to as "**Principal**"), a resident of the State and county aforesaid, do make, constitute and appoint **LISA WOODARD OVERTON** (1747 Oak Park Lane, Helena, AL 35080, (252) 258-0140), to act as my true and lawful agent or attorney in fact (hereinafter referred to as "**Agent**") to do and perform each and every act, deed, matter and thing whatsoever in and about my estate, property and personal affairs as fully and effectually to all intents and purposes as I might or could do in my own proper person, if personally present, including, without limiting the generality of the foregoing. I grant my **Agent** general authority to act with respect to all subjects and matters; the following specifically enumerated powers are granted in aid and exemplification of the full, complete and general powers herein granted and not in limitation or definition thereof:

1. To acquire, purchase or execute any contract to purchase, on such terms and for such consideration as my said **Agent** shall deem proper, the hereinafter described real property (hereinafter referred to as the "**Purchase Property**") together with all improvements and personal property situated thereon, to-wit:

596 Old Cahaba Drive
Helena, AL 35080
Please see attached Exhibit "A" for the legal description.
2. To pay all costs, expenses or other claims; to make, sign, execute, acknowledge and deliver a Note and Deed of Trust/Mortgage covering the **Purchase Property** to or for my benefit and to bind me pursuant thereto, on such form or forms and pursuant to such terms as provided by the lender;
3. To accept a Deed to the **Purchase Property** in my place and stead, said Deed retaining a Vendor's Lien additionally securing the above Note and Deed of Trust/Mortgage;
4. For me and in my place and stead to execute any and all instruments pursuant to such Loan, Note and Deed of Trust, including, but not limited to, closing statements, disclosure statements, water district notices, waivers as may be

required incident to or pursuant to such loan;

5. To take, hold, possess, convey, lease, let, or otherwise manage any or all of my real, personal, or mixed property, or any interest in it or pertaining to it; to eject, remove, or relieve tenants or others persons from, and recover possession of, this Purchase Property by all lawful means; to maintain, protect, preserve, insure, remove, store, transport, repair, rebuild, modify, or improve the same or any part of it; and to dedicate easements;
6. To make, endorse, guarantee, accept, receive, sign, seal, execute, acknowledge, and deliver assignments, agreements, certificates, hypothecations, checks, notes, mortgages, deeds of trust, bonds, vouchers, receipts, releases, and such other instruments in writing of whatever kind or nature, as may be proper;
7. To make deposits or investments in or withdrawals from any account, holding or interest which I may now or in the future have, or be entitled to, in any banking, trust, or investment institution, including postal savings depository offices, credit unions, savings and loan associations, and similar institutions; to exercise any right, option, or privilege pertaining to it or them, including, but not limited to, the authority to borrow money; and to open or establish accounts, holdings, or interest of whatever kind or nature, with any of these institutions, in my name or in the name of my Agent or in our names jointly, either with or without right of survivorship;
8. To engage and dismiss agents, counsels, attorneys, accountants, and employees, and to appoint and remove at pleasure any substitute for, or any agent of, my Agent in respect to all or any of the matters or things mentioned in this document and upon any terms that my Agent shall think fit, in connection with the Purchase Property;
9. To do any and all other acts as may be necessary to complete the purchase of the Purchase Property;
10. To buy, receive, lease as lessor, accept or otherwise acquire; to sell, convey, mortgage, grant options upon, hypothecate, pledge, transfer, exchange, quit claim, or otherwise encumber or dispose of; or to contract or agree for the acquisition, disposal, or encumbrance of any property whatsoever or any custody, possession, interest, or right therein, for cash or credit and upon such terms, considerations and conditions as Agent shall think proper, and to execute and deliver for me, on my behalf, and in my name, all leases, deeds of conveyance, mortgages, pledges, instruments of transfer and contracts for the same, and no person dealing with Agent shall be bound to see to the application of any monies paid;
11. To take, hold, possess, invest or otherwise manage any or all of my property or any interest therein; to eject, remove or relieve tenants or other persons from, and recover possession of, such property by all lawful means; and to maintain, protect,

preserve, insure, remove, store, transport, repair, build on, raze, rebuild, alter, modify, or improve the same or any part thereof; and/or to lease any property for me or my benefit, as lessee, with or without options to renew; to collect, receive, and receipt for rents, issues and profits of my property;

12. To make, receive and endorse checks and drafts, deposit and withdraw funds, acquire and redeem certificates of deposit, in banks, savings and loan associations or other institutions, execute or release such deeds of trust or other security agreements as may be necessary or proper in the exercise of the rights and powers herein granted;
13. To pay any and all indebtedness of mine in such manner and at such times as Agent may deem appropriate; and
14. To execute any and all contracts of every kind or nature.

GIVING AND GRANTING to this Agent full power and authority to do and perform every act, deed, matter, and thing whatever in and about my estate, property, and affairs, as fully as I might or could do if personally present, the above especially enumerated powers being in aid and exemplification of the full, complete, and general power granted in this document, and not in limitation or definition of those powers; and by this document ratifying all that my Agent shall lawfully do or cause to be done.

This Power of Attorney shall not terminate on disability of the principal and shall survive and continue in full force and effect, should I for any reason be declared insane, or should I be physically unable to take any such actions, or incompetent, hereby ratifying and confirming all acts performed by my Agent irrespective of my future mental condition. The Agent is hereby authorized to indemnify and hold harmless any third party who accepts and acts under this Power of Attorney.

The rights, powers and authority of said Agent to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect on the date of execution of this instrument, and all such rights, powers and authority shall remain in full force and effect thereafter until this Power of Attorney is revoked or terminated by my actual written notice.

For the purposes of the Purchase Property, such notice of termination shall be provided by placing in the U.S. Mail and sent certified, return receipt requested to:

Lender: Caliber Home Loans
Address: 3701 Regent Blvd Suite 200 Irving TX 75063
Attn: Mortgage Branch Operations

Notice of termination provided to Agent or any other third party shall be made by a duly filed revocation or termination with the County Clerk of **MARION COUNTY, INDIANA**.

As used herein and alone, the term "Property" includes any property, real or personal,

tangible or intangible, wheresoever situated.

All conveyances, papers, instruments, documents or writings executed in my name and behalf by Agent shall be in such form and contain such provisions as shall be satisfactory to such Agent.

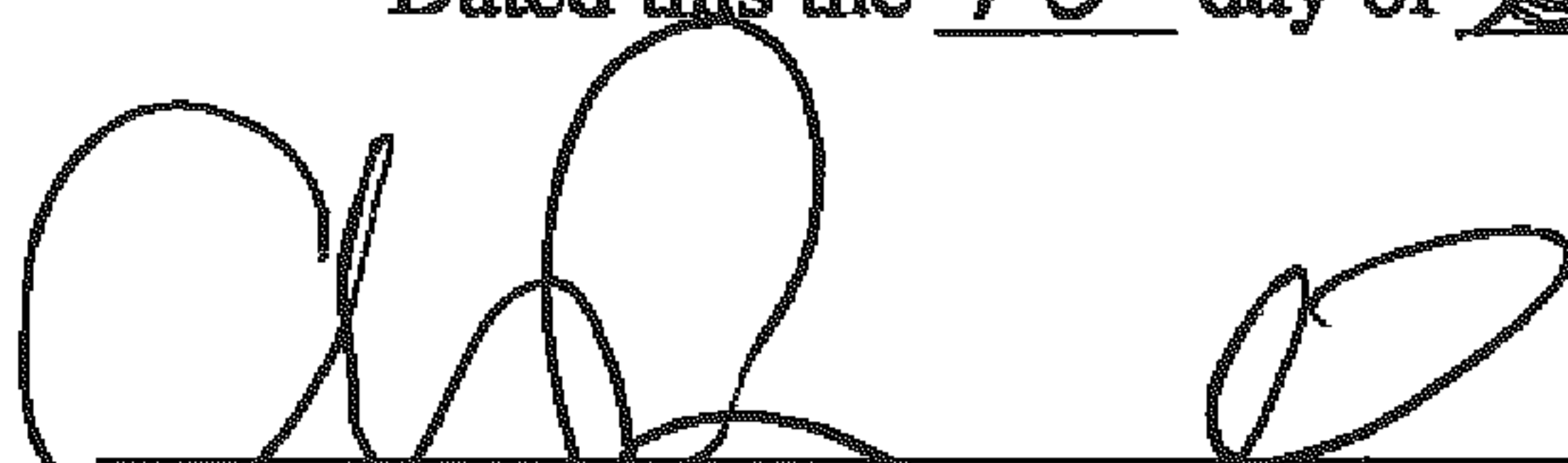
Any person, firm or corporation dealing with Agent under the authority of this instrument is authorized to deliver to Agent all considerations of every kind of character with respect to any transactions so entered into by Agent and shall be under no duty or obligation to see to or examine into the disposition thereof.

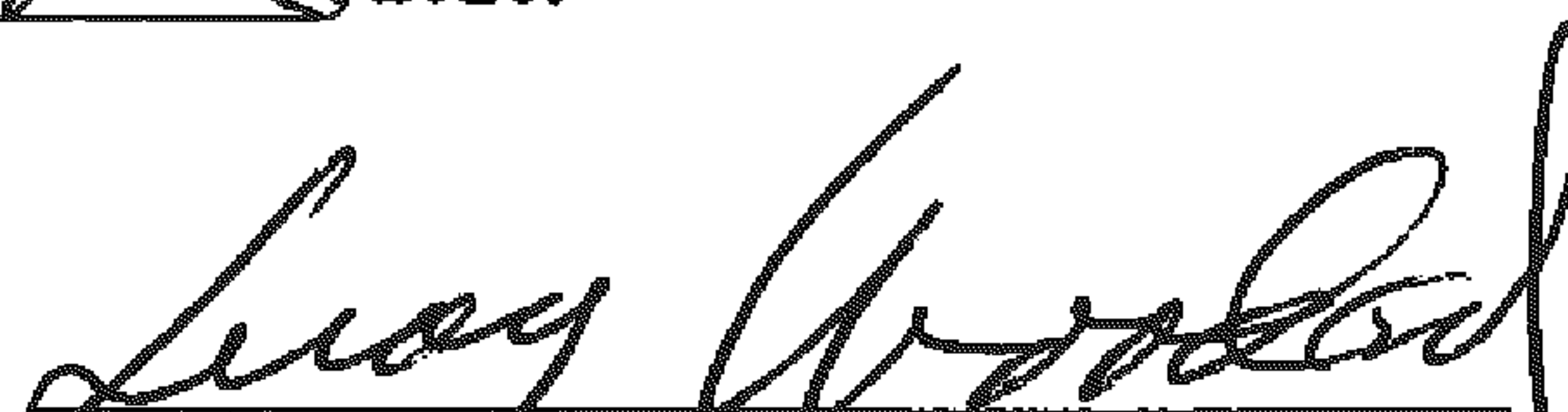
Third parties may rely upon the representation of Agent as to all matters relating to any power granted to Agent, and no person who may act in reliance upon the representation of Agent of the authority granted to Agent shall incur any liability to me or my estate as a result of permitting Agent to exercise any power. Agent shall be entitled to reimbursement for all reasonable costs and expenses incurred and paid by Agent on my behalf pursuant to any provisions of this **DURABLE POWER OF ATTORNEY** but Agent shall not be entitled to compensation for services rendered hereunder, except by separate contract.

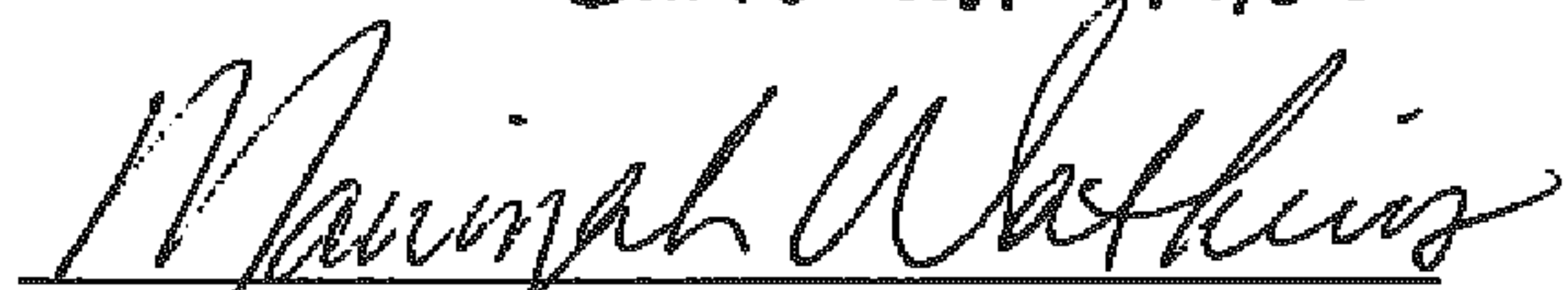
THIS POWER OF ATTORNEY WILL BE GOVERNED BY THE LAWS OF THE STATE OF INDIANA WITHOUT REGARD FOR CONFLICTS OF LAWS PRINCIPLES. IT WAS EXECUTED IN THE STATE OF INDIANA AND IS INTENDED TO BE VALID IN ALL JURISDICTIONS OF THE UNITED STATES OF AMERICA AND ALL FOREIGN NATIONS. I am fully informed as to all the contents of this form and understand the full import of this grant of powers to my Agent.

IN WITNESS WHEREOF, I have executed this **DURABLE POWER OF ATTORNEY**, and I have directed that photo static copies of this **POWER OF ATTORNEY** be made, which shall have the same force and effect as an original.

Dated this the 15 day of September, 2020.


WITNESS Christian Piatek

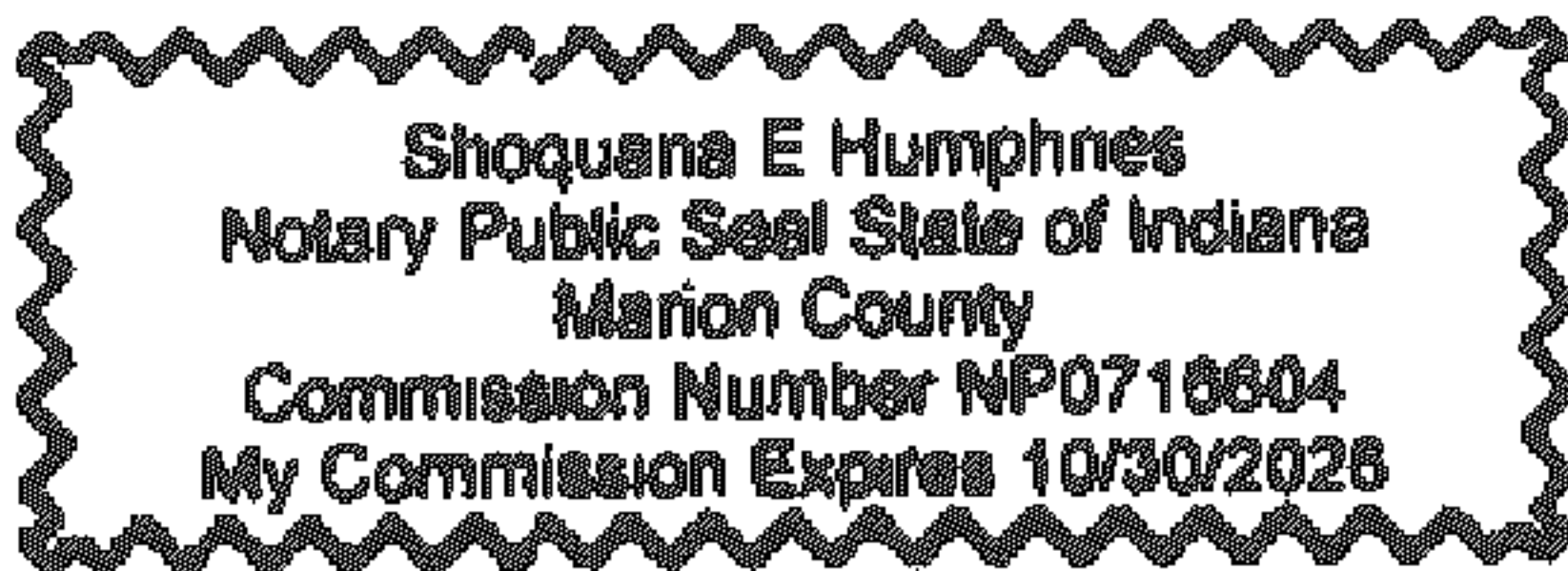

LEROY WOODARD


WITNESS mariyah watkins

STATE OF Indiana
COUNTY OF Marion

I, a Notary Public in and for said State and County, hereby certify that **LEROY WOODARD**, whose name is signed to the foregoing **DURABLE POWER OF ATTORNEY** and who is either known to me or who has proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to herein, acknowledged before me on this date that, being informed of the contents of the **DURABLE POWER OF ATTORNEY**, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 15 day of Sept,
2020.



Shoquana E. Humphries
NOTARY PUBLIC

My commission expires: 10/30/2028

20201001000444730 10/01/2020 01:24:22 PM POA 6/6
EXHIBIT "A"

**Lot 71, according to the Map and Survey of Old Cahaba II-B, as recorded in Map Book 30
Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2020 01:24:22 PM
\$37.00 CHERRY
20201001000444730

Allen S. Bayal