

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**AFFIDAVIT & INDEMNITY AGREEMENT REGARDING  
NON-REVOCATION OF POWER OF ATTORNEY**

BEFORE ME, the undersigned Notary Public, in and for the State of Alabama-at-Large, personally appeared JANE L. BAILEY, who having been by me first duly sworn, deposed as follows:

1. My name is JANE L. BAILEY. I am over the age of twenty-one (21) years, and have personal knowledge of the facts stated herein.

2. On MARCH 22, 2023, NELSON R. BAILEY appointed me as Attorney-in-Fact under a Specific Power of Attorney which is being filed simultaneously herewith.

3. I have on this day exercised the above-referenced Power of Attorney by executing a deed and various other documents relating to the sale of real property located in Shelby County, Alabama, and being more particularly described as follows, to-wit:

The following real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Northeast quarter of the Southeast quarter of Section 21, Township 19 South, Range 2 West; run thence East along the North line of said quarter quarter section for a distance of 40.04 feet to the point of beginning; thence continue along the Northerly line of the said quarter quarter section for a distance of 1,286.23 feet to the Northeast corner of the Northeast quarter of Southeast quarter of said section; thence turn an angle to the right of 87 degrees 40 minutes 30 seconds and in the Southerly direction along the East line of said quarter quarter section for a distance of 305.04 feet; thence turn an angle to the right of 92 degrees 22 minutes 30 seconds and in a Westerly direction for a distance of 1,285.93 feet; thence turn an angle to the right of 87 degrees 33 minutes and in a Northerly direction parallel with the West line of said quarter quarter section and 40 feet East of said West line for a distance of 303.87 feet to the point of beginning.

4. At the time of the execution of the above-mentioned closing documents and exercise of the Power of Attorney, I had no actual knowledge of the termination of the power by revocation or of NELSON R. BAILEY's death. I know NELSON R. BAILEY to be still alive, and have never been notified since the execution of the Power of Attorney that he has revoked said power. The affiant herein affirms, under penalty of perjury, that she

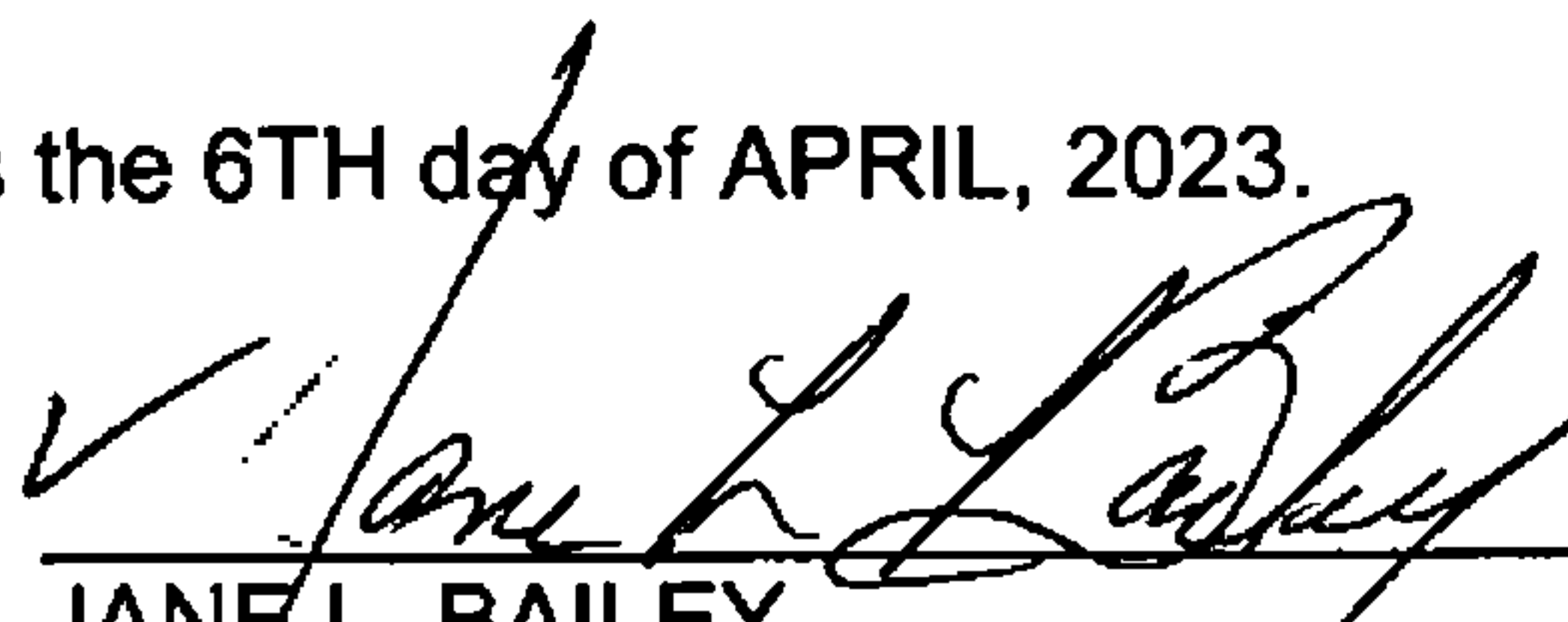


is not using the power of attorney to self-deal in the Principals' property, or to otherwise benefit personally from this sale of the Principals' real property.

5. I am making this Affidavit pursuant to Code of Alabama 1975 Section 26-1-2(e).

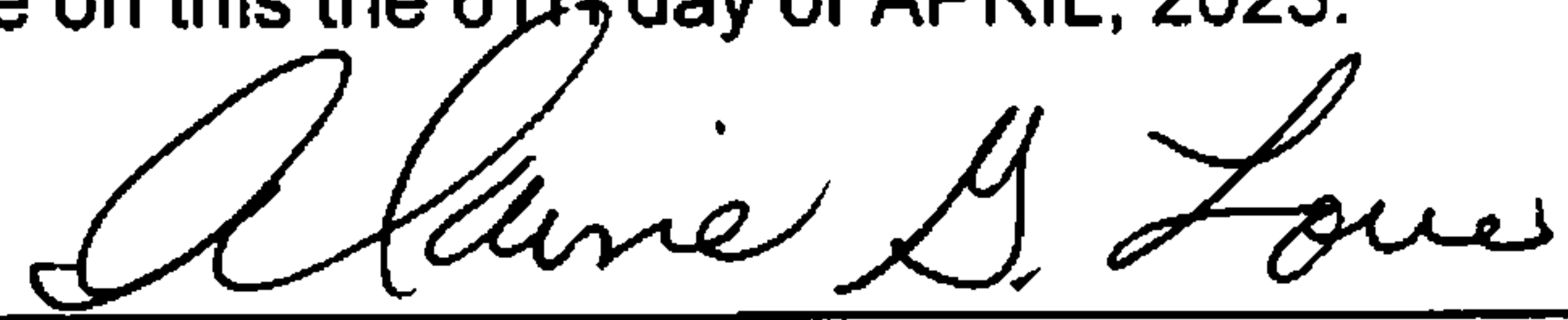
6. I, JANE L. BAILEY, agree to indemnify and hold harmless RealSource, LLC, the Title Company, Old Republic National Title Insurance Company, the Title Insurance Company Underwriter; Foster D. Key, Closing Attorney; and ACIPCO Federal Credit Union, Lender, its successors and/or assigns, from any loss, costs, damage and expense of every kind including attorney's fees, which it shall or may suffer resulting from a reliance of the Power of Attorney.

WITNESS my hand and seal this the 6TH day of APRIL, 2023.

  
\_\_\_\_\_  
JANE L. BAILEY  
AFFIANT and ATTORNEY-IN-FACT

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

Subscribed and sworn to before me on this the 6TH day of APRIL, 2023.

  
\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10/31/2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/12/2023 02:51:12 PM  
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