


STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20150116000017530 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
01/16/2015 01:40:17 PM FILED/CERT

AFFIDAVIT & INDEMNITY AGREEMENT
REGARDING OF POWER OF ATTORNEY

Before me, the undersigned Notary Public, in and for the State of Alabama-at-Large, personally appeared

Rodrick Skene, who having been by me first duly sworn, deposed as follows:

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

2. On November 19, 2014, Margaret H. Skene appointed me as attorney-in-fact under a Power of Attorney, a true and correct copy of which is attached hereto as Exhibit A.

3. I have on this day exercised the powers granted in the above referenced Power of Attorney by executing warranty deeds, mortgages and various other documents relating to the sale, or mortgage, of the residence located in Shelby County, Alabama, and being more particularly described as follows, to-wit:

Commence at the Southeast corner of the NE 1/4 of Section 19, Township 21 South, Range 1 West, Shelby County, Alabama and run thence Northerly along the East line of said Section 19 a distance of 492.00 feet to the point of beginning of the property being described; thence continue along last described course 641.89 feet to a point on the South margin of Shelby County Highway No. 26; thence turn 103 degrees 34 minutes 19 seconds left and run Westerly along said margin of said highway 244.37 feet to a point; then turn 76 degrees 25 minutes 41 seconds left and run Southerly 641.89 feet to a point; thence turn 103 degrees 34 minutes 19 seconds left and run Easterly 244.37 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 the death of Margaret H. Skene. I know Margaret H. Skene to be still living, competent and have not been notified since the execution of the Power of Attorney that he/she has revoked said power. The affiant herein affirms, under penalty of perjury, that he/she is not using the power of attorney to self-deal in the Principals' property, or to otherwise benefit personally from this mortgage or sale of the Principals' real property.

5. I am making this affidavit pursuant to Code of Alabama 1975 Section 26-1A-302.

6. I, Rodrick, agree to indemnify and hold harmless W. Eric Pitts or any member or other employee of W. Eric Pitts, L.L.C. from any loss, costs, damage and expense of every kind including attorney's fees, which it shall or may suffer resulting from a reliance on the Power of Attorney.

Witness my hand and seal on December 2, 2014.



Affiant and Attorney-in-Fact


Subscribed and sworn to before me on December 2, 2014.



Notary Public

My Commission Expires: 15 Aug 2017

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COUNTY OF SHELBY


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SPECIFIC DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, That I, Margaret H. Skene, of the community of Macon, County of Bibb, State of Georgia, have made constituted and appointed, and by these presents do make, constitute, and appoint, Rodrick D. Skene, of the Community of Talladega, County of Talladega, State of Alabama, my true and lawful attorney for me and in my name, place and stead, and for my use and benefit, to execute all documents necessary or proper regarding the sale of the property located at:

6760 County Road 26 Columbiana, Alabama 35051
3 Bedroom 2 Bath Home on approximately 3.5 Acres
Parcel ID # 21-4-19-0-000-001.003

This Power of Attorney shall not be affected by disability, incompetence, or incapacity of the principal Margaret H. Skene, it being the intent of the principal to form a Specific Durable power of attorney.

Giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might ratifying and confirming that my said attorney, or his substitutes, shall lawfully do or cause to be done by these presents.

This Power of Attorney shall remain in effect until revoked by me in writing and said revocation is recorded in the Office of the Probate Judge of Shelby County, Alabama. This document hereby expressly revokes any previous Power of Attorney executed by me, regardless of requirements or revocation contained therein.

Witness my hand this the 19 day of November, 2014.

Margaret H. Skene

STATE OF Kentucky
COUNTY OF Jefferson

I, Anne Littlebird, the undersigned authority, a Notary Public, in and for said County and State, hereby certify that Margaret H. Skene, whose name is signed to the foregoing Power of Attorney, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the said Power of Attorney, he/she/they executed the same and delivered the same voluntarily on the day the same bears date.

Given under my hand and seal this 19 day of November, 2014.

Anne Littlebird
Notary Public
My Commission Expires: 12/6/2016

Exhibit A.