

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                 )

20160603000192380  
06/03/2016 03:01:15 PM  
POA 1/4

**SPECIFIC POWER OF ATTORNEY**

**KNOW ALL PERSONS BY THESE PRESENTS**, that I, **Mary Katherine Snider**, being of sound mind, do hereby nominate, constitute, and appoint **Jason G. Novitski** as my true and lawful attorney-in-fact to execute any and all necessary closing documents in conjunction with the purchase from **Estate of Mary Jane White, deceased** , including the loan and mortgage with **Synovus Mortgage Corp.**, its successors and assigns, (the "Lender"), for the property located in Shelby County, Alabama known as **378 Holland Lakes Drive South, Pelham, AL 35124**, and more particularly described in Exhibit "A" attached hereto.

I grant and give unto my said Attorney-in-Fact the full power and authority to do and perform all acts necessary and proper to effectuate all or any part of the premises and to execute any and all documents or instruments necessary and usual to consummate the closing of said purchase and loan. This power of attorney shall include, but not be limited to, the authority to execute a note and mortgage on my behalf for the loan to Lender, the Closing Disclosure and addendums, title documents, and any other closing documents associated with the loan being made to **Mary Katherine Snider and Jason G. Novitski** and the mortgage on the property in which I will also have an interest. My said Attorney-in-Fact shall have the power to endorse checks in my name and to disburse funds from the closing of said sale. I expressly covenant and agree to ratify and confirm whatsoever my said Attorney-in-Fact shall and may do on the premises by virtue of this Power of Attorney.

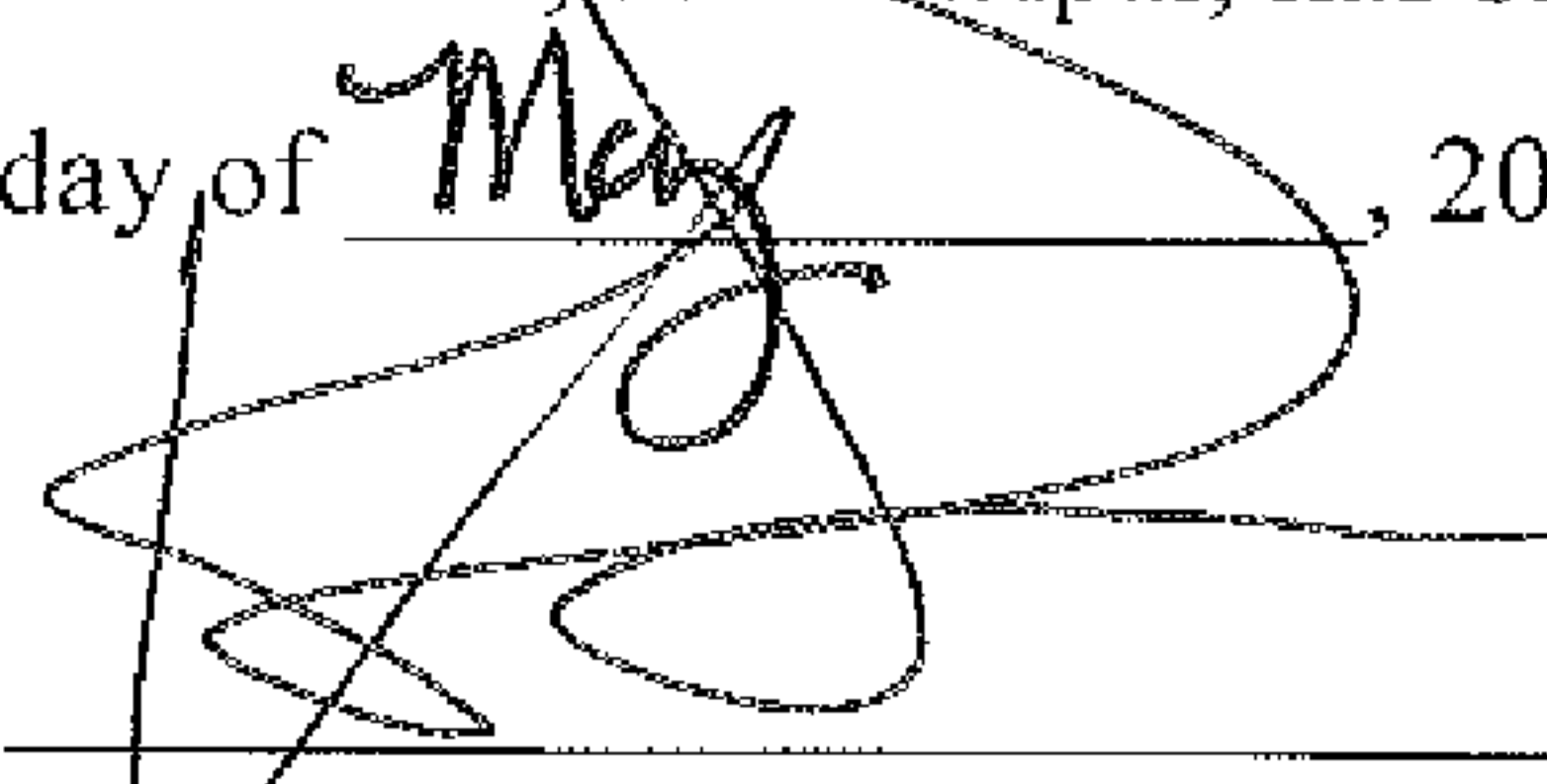
The rights, powers and authority of my said Attorney in Fact herein granted shall commence and be in full force and effect on **the date of execution of this Instrument** the authority conferred herein shall not be affected by disability, incompetency, or incapacity of the said principal, and such rights, powers and authority shall remain in full force and effect thereafter until **July 1, 2016** Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death shall be binding upon me, my heirs, assigns and personal representatives.

This Power of Attorney is to be a Durable Power of Attorney as set forth under the Code

of Alabama. The rights, powers and authority of my said Attorney-in-Fact herein granted shall commence on the date of this instrument and the authority conferred herein shall not be affected by my disability, incompetency, or incapacity. All powers granted to the Attorney-in-Fact named hereinabove shall be exercisable by **Mary Katherine Snider and Jason G. Novitski** notwithstanding my subsequent disability, incompetency or incapacity. Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death shall be binding upon me, my heirs, assigns and personal representatives.

This Power of Attorney is specifically limited to the above purposes and, if not exercised prior to the 1st day of July, 2016 shall be revoked.

IN WITNESS WHEREOF, **Mary Katherine Snider**, as Principal, has signed this Specific Durable Power of Attorney this the 26th day of May, 2016.

  
\_\_\_\_\_  
Mary Katherine Snider

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Mary Katherine Snider**, whose name is signed to the foregoing Specific Power of Attorney, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

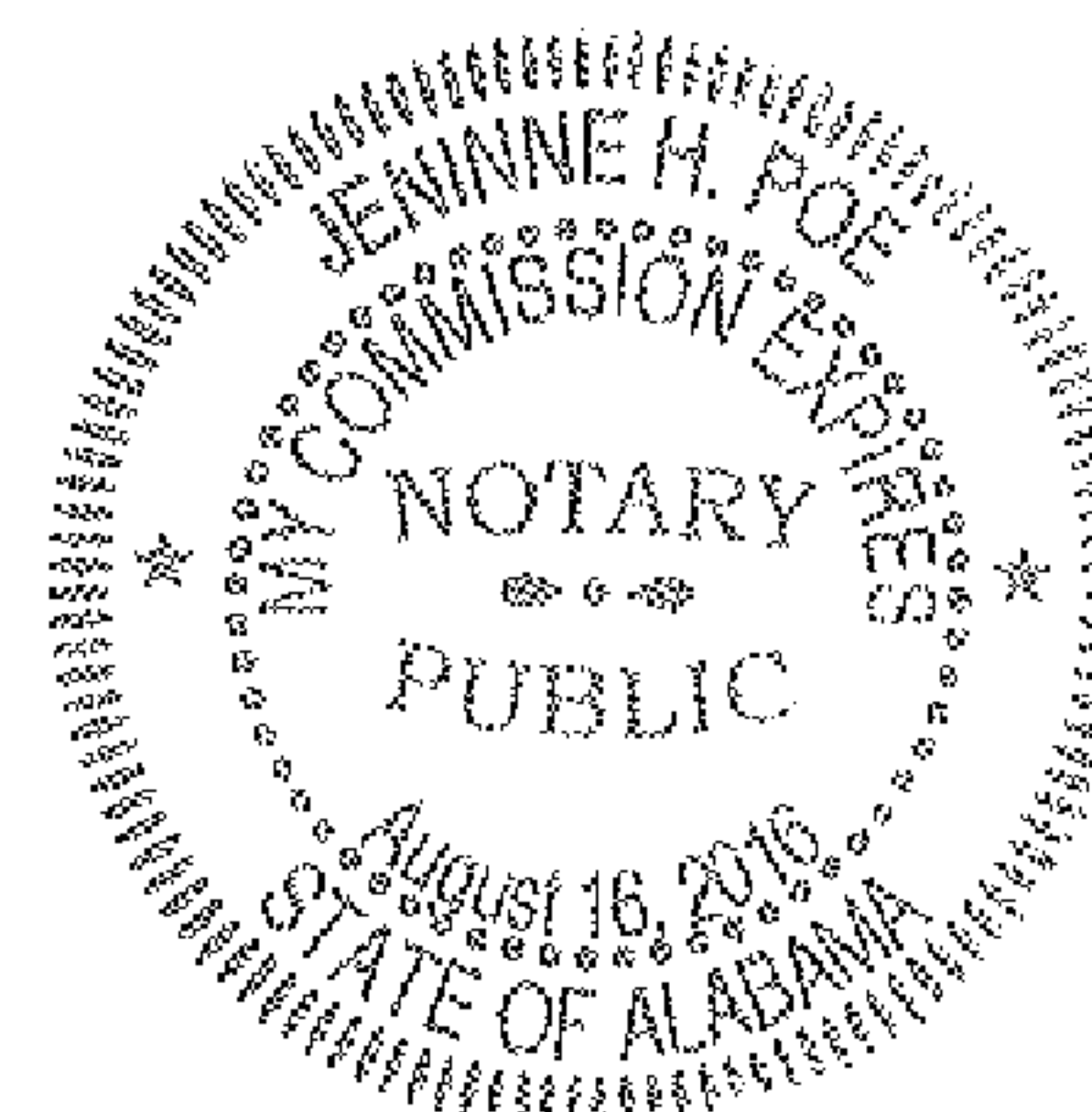
GIVEN UNDER MY HAND AND SEAL on this the 26th day of May, 2016.

(SEAL)

  
\_\_\_\_\_  
Notary Public

**This instrument prepared by:**

The Law Offices of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway  
Suite 350  
Birmingham, AL 35243



Agent's File No.: S16-1100CDF    **20160603000192380    06/03/2016 03:01:15 PM POA 3/4**

**EXHIBIT "A"**

Lot 101, according to the Final Plat of Holland Lakes, Sector 1, as recorded in Map Book 34, page 85, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the Common Areas as more particularly described in Holland Lakes Declaration of Covenants, Conditions and Restrictions executed by Holland Lakes, Inc., and filed in Instrument #20050425000196100, amended by First Amendment recorded in Instrument #20050602000267270, and further amended by Second Amendment recorded in Instrument #20070312000109050, in the Probate Office of Shelby County Alabama (the 'Declaration').

NON-REVOCATION AFFIDAVIT

Before me, the undersigned Notary Public in and for the State of Alabama, County of Shelby, appeared Jason G. Novitski, who having been by me first duly sworn, depose and states as follows:

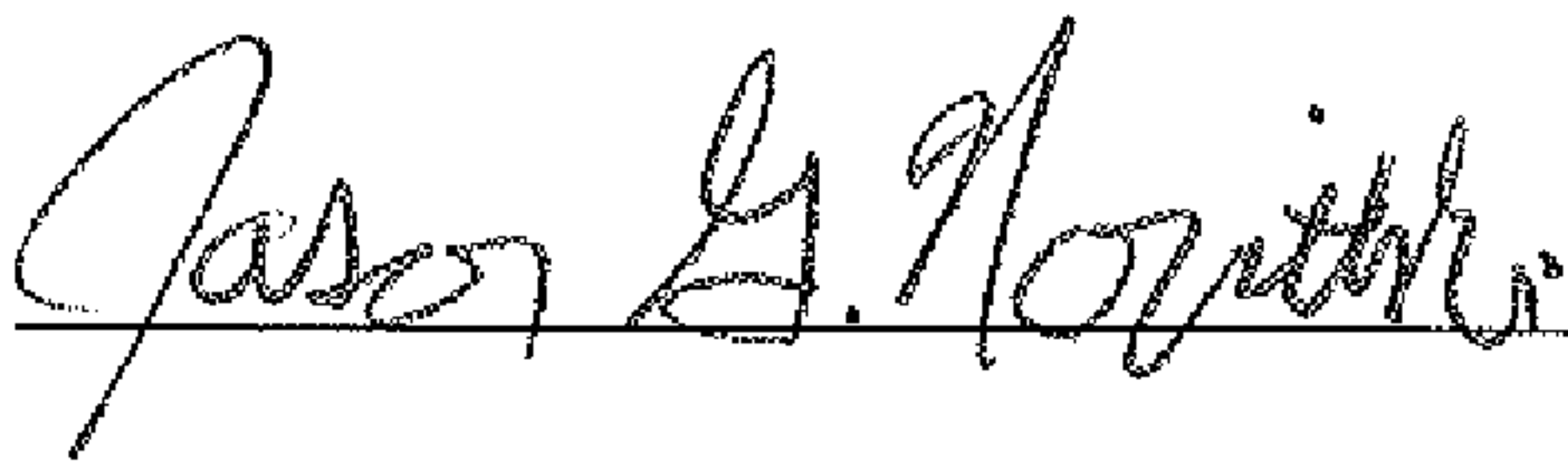
- 1) My name is Jason G. Novitski. I am over the age of twenty-one (21) years, and have personal knowledge of the facts stated herein.
- 2) On 05/26/2016, Mary Katherine Snider appointed me his/her/their attorney-in-fact under a Specific Power of Attorney, recorded at Bk. \_\_\_\_\_ Pg. \_\_\_\_\_ in the Probate Office of Shelby County, Alabama. *recorded simultaneously herewith*
- 3) On 06/01/16, I exercised the above-reference Power of Attorney by executing documents (deed, mortgage, note, settlement statement, affidavits, etc.) relating to the sale/purchase/refinance of a residence located in Shelby County, Alabama, and being more particularly described as follows:

**Lot 101, according to the Final Plat of Holland Lakes, Sector 1, as recorded in Map Book 34, page 85, in the Probate Office of Shelby County, Alabama.**

**Together with the non-exclusive easement to use the Common Areas as more particularly described in Holland Lakes Declaration of Covenants, Conditions and Restrictions executed by Holland Lakes, Inc., and filed in Instrument #20050425000196100, amended by First Amendment recorded in Instrument #20050602000267270, and further amended by Second Amendment recorded in Instrument #20070312000109050, in the Probate Office of Shelby County Alabama (the 'Declaration').**

- 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 the death of Mary Katherine Snider.

Executed by the undersigned this 06/01/16.

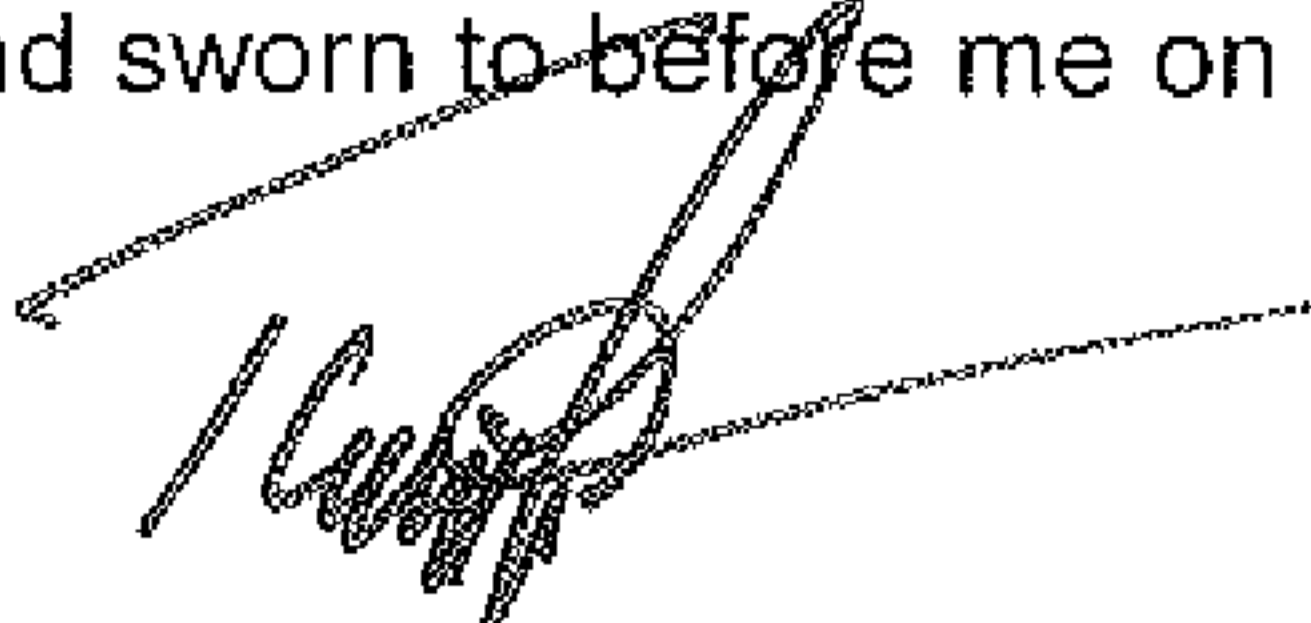
  
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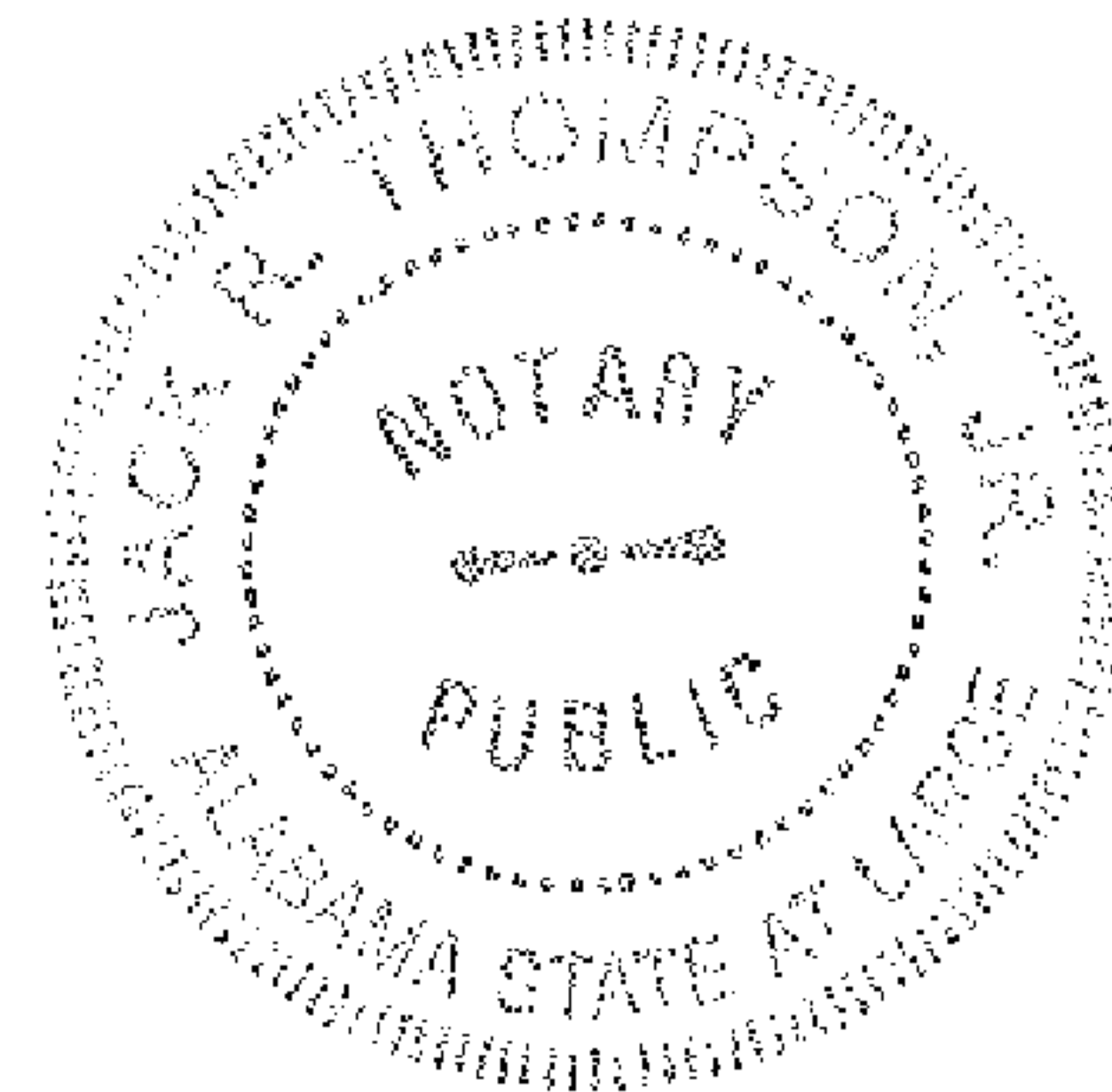
Jason G. Novitski

State of Alabama )

County of Shelby )

Subscribed and sworn to before me on this 06/01/16.

  
\_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/03/2016 03:01:15 PM  
\$23.00 CHERRY  
20160603000192380

