

STATE OF ALABAMA)
COUNTY OF SHELBY)

20170201000038660
02/01/2017 08:43:15 AM
AFFID 1/1

AFFIDAVIT OF ATTORNEY-IN-FACT
AS TO POWER OF ATTORNEY BEING IN FULL FORCE

PERSONALLY appeared before me, Angel Zuriel Quijana-Garcia, hereinafter "Agent", who being duly sworn by me states upon his oath and personal knowledge the following:

1. Agent resides in Shelby County, Alabama. The Principal, Delfina Garcia, signed a written Power of Attorney on May 8, 2016 appointing Agent as her attorney-in-fact.

2. As attorney-in-fact and under and by virtue of the Power of Attorney, Agent has, this date, executed documents in connection with the sale of real property located at 214 Stonehaven Trace, Pelham, Alabama 35124.

3. At the time of executing the above described instrument, Agent had no actual knowledge or actual notice of revocation or termination of the Power of Attorney by death, or otherwise, or notice of any facts indicating the same.

4. Agent represents that the principal is now alive; has not, at any time, revoked or repudiated the Power of Attorney; and the Power of Attorney is still in full force and effect.

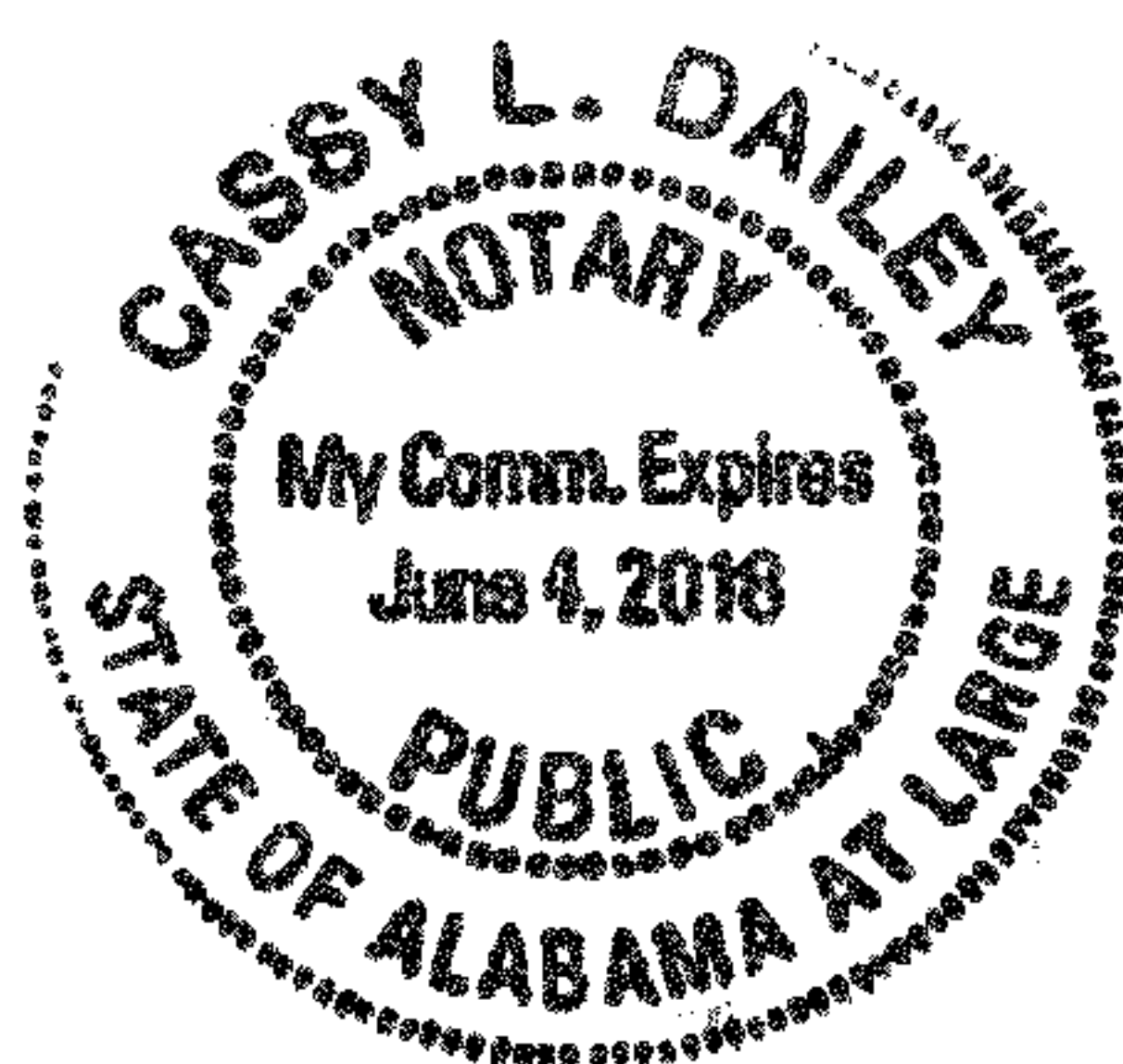
5. Agent makes this affidavit for the purpose of inducing Sandy F. Johnson, TitleSouth, LLC, as issuing agent for Stewart Title Guaranty Company, Sandy F. Johnson, Attorney at Law, LLC and Stewart Title Guaranty Company to accept delivery of the above described documents, as executed by me in my capacity as attorney-in-fact for the Principal.

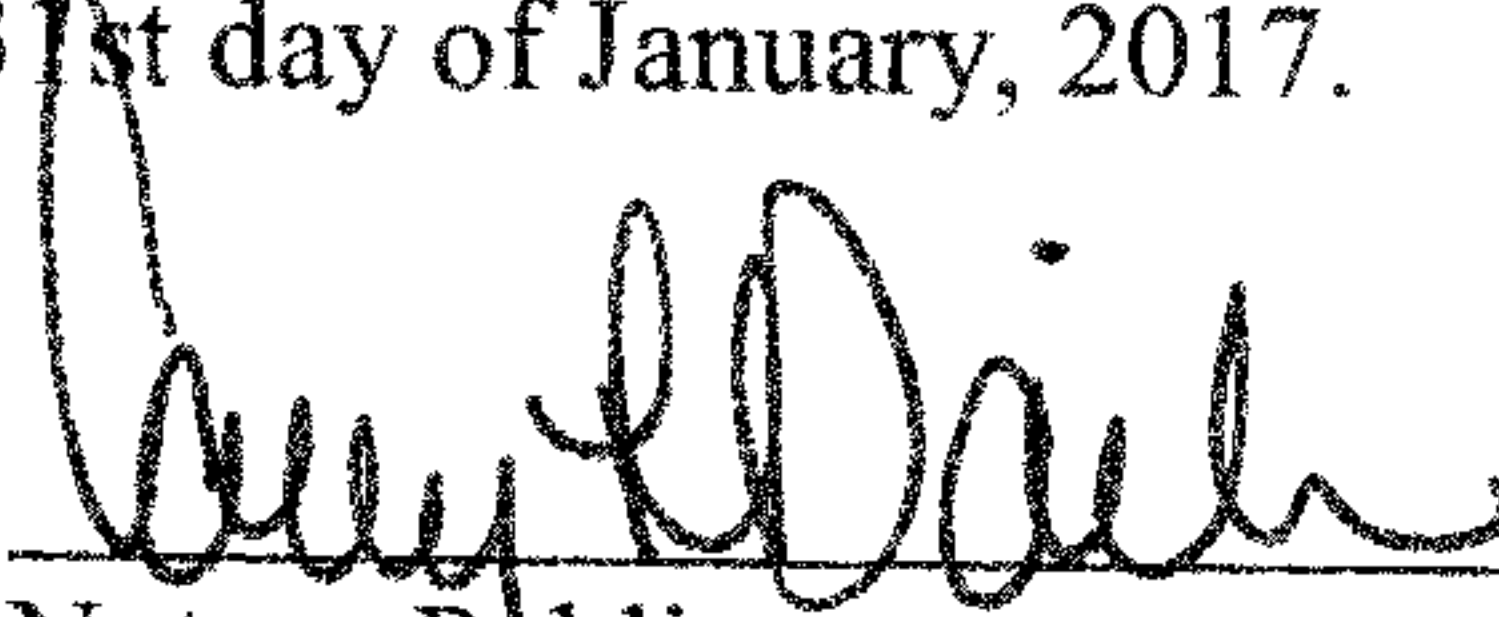
DATED this the 31st day of January, 2017.


Angel Zuriel Quijana-Garcia, Agent

Sworn to and subscribed before me this the 31st day of January, 2017.

Instrument Prepared By:
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124




Notary Public

My Commission Expires: 6/4/18



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/01/2017 08:43:15 AM
\$15.00 CHERRY
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